

## Flat 2, St. James Lodge, 60 The Crescent

£225,000 Leasehold

NO ONWARD CHAIN • RECENTLY RENOVATED (August 2025) NEW KITCHEN, FLOORING AND RE-DECORATED THROUGHOUT • TWO BEDROOMS, TWO BATHROOMS • GROUND FLOOR POSITION • GARAGE • OFF-STREET PARKING



Positioned on the corner of two of Davenport's most sought-after roads and offering beautiful tree-lined surroundings is this fabulous two bedroom, two bathroom ground floor apartment in St James' Lodge. Boasting recently renovated accommodation the apartment has a new kitchen and new flooring (August 2025) and is ready for a new owner to move straight into. Perfect for first time buyers, downsizers and buy to let investors, and further benefitting from being for sale with no onward chain.

Council Tax band: E

Tenure: Leasehold

EPC Energy Efficiency Rating: C

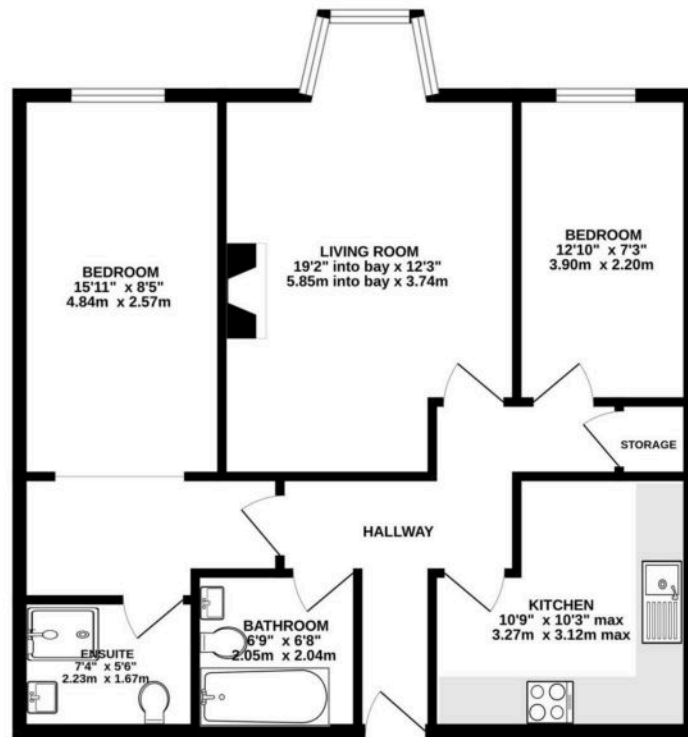
EPC Environmental Impact Rating: C



- › NO ONWARD CHAIN
- › RECENTLY RENOVATED (August 2025) NEW KITCHEN, FLOORING AND RE-DECORATED THROUGHOUT
- › TWO BEDROOMS, TWO BATHROOMS
- › GROUND FLOOR POSITION
- › GARAGE
- › OFF-STREET PARKING



GROUND FLOOR  
749 sq.ft. (69.6 sq.m.) approx.



TOTAL FLOOR AREA : 749 sq.ft. (69.6 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
Made with Metropix ©2025

Positioned on the corner of two of Davenport's most sought-after roads and offering beautiful tree-lined surroundings is this fabulous two bedroom, two bathroom ground floor apartment in St James' Lodge. Boasting recently renovated accommodation the apartment has a new kitchen and new flooring (August 2025) and is ready for a new owner to move straight into. Perfect for first time buyers, downsizers and buy to let investors, and further benefitting from being for sale with no onward chain.

This lovely apartment sits on the corner of The Crescent and Egerton Road and is surrounded by mature trees and character properties. Boasting a ground floor position the property looks out on the manicured communal gardens and the road beyond. The entrance hall sits off a quiet communal hall of just one other apartment, and provides access into the private hallway of the apartment itself. There is a contemporary white high-gloss handleless kitchen that was fitted in August 2025. This provides a sleek feel and offers a fitted oven and hob with space and plumbing set aside for a freestanding washing machine. The living room is a generous space with a fireplace providing a lovely focal feature to the room alongside a charming bay window overlooking the communal gardens. The two bedrooms are both well-proportioned with the master offering a dressing area upon entrance. The master bedroom further benefits from an en-suite shower room. The family bathroom completes the accommodation and is a three piece suite comprising bath, WC and wash hand basin. Externally there is off-road parking in the private car park as well as a single garage. This marvellous apartment is offered for sale with no onward chain.



