



**Apt 32, Kiln Lane, Eccleston, WA10 4RA**

**£140,000**

*David  
Davies* *Collection*



## Apt 32, Kiln Lane, Eccleston, WA10 4RA

- EPC:B
- Council Tax Band: B - St Helens
- Leasehold - 107 Years Remaining
- No Chain
- Over 55's Retirement Apartment
- Second Floor
- One Bedroom With Fitted Wardrobes
- Fitted Kitchen With Integrated Appliances
- Communal Spaces, Laundry Room And Serviced Lift
- Pleasant Rear Field Views

It is with pleasure that we present to the sales market this one bedroomed self contained apartment, within the pleasant complex of Henbury Court, Eccleston. The property is available with 'NO ONWARD CHAIN' and is available for over 55's.

The lovely apartment is located on the second floor and offers: access into an inner hallway with doors to the lounge, kitchen, bedroom and bathroom. It is ideal for buyers looking for a low maintenance style of living.

The apartment is accessed via communal areas to include a serviced lift, laundry room and communal lounge.

The lounge is spacious, has a feature fireplace, with stunning views to the lovely rear gardens. The kitchen is fully contained and presented with a good range of cupboards, work surface areas and integrated appliances.

The bedroom has fitted furniture and the bathroom offers a W.C, wash basin and shower over bath.

The property is ready to move into immediately, and the lovely residents of Henbury Court will welcome you with open arms. There is availability for you to rent a room if you have family members or friends planning on staying over.

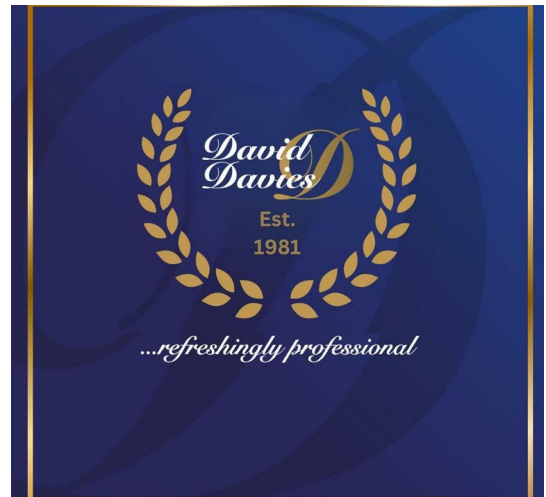
Externally there are communal gardens surrounding the grounds. Parking is provided via the car park at the front plus there is a bus stop right outside.

Within a close proximity of Henbury Court you have, shops, local pubs, cafés, bakery, tea room, and post office.

**\*\* More information to follow regarding Parking And Utility Supplier \*\***

EPC: B

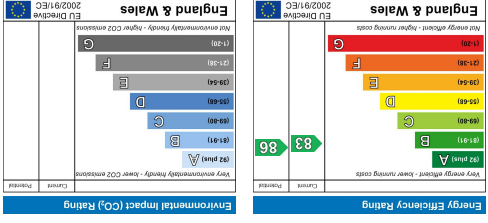
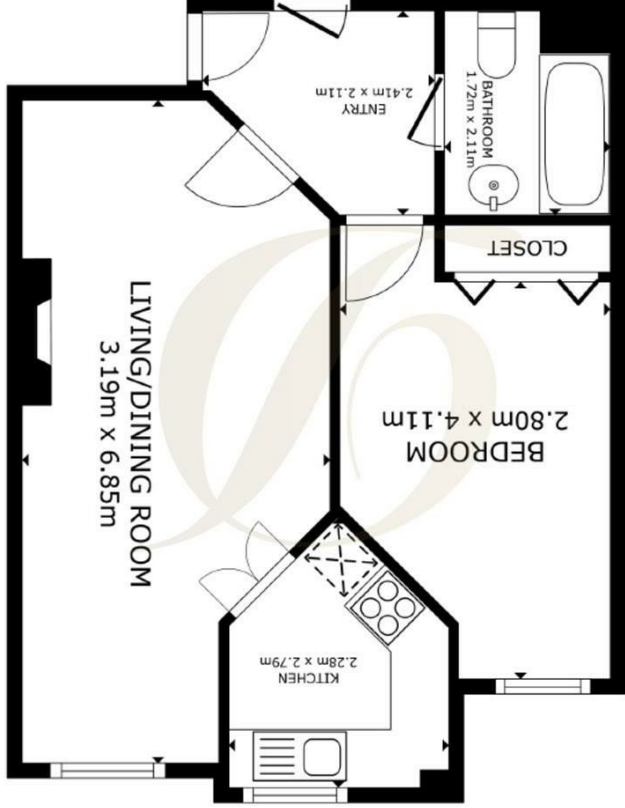




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**David Davies**



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