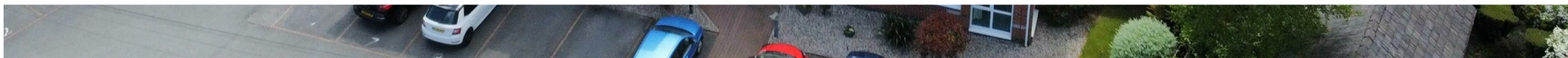




**Apt 24, Kiln Lane, Ecclestone, WA10 4RA**

**Offers Over £195,000**

*David  
Davies* *Collection*



# Apt 24, Kiln Lane, Eccleston, WA10 4RA

- EPC: TBC
  - Leasehold - 106 Years Remaining
  - Over 55's Retirement Apartment
  - Two Double Bedrooms
  - Pleasant Rear Field Views
- Council Tax Band: C - St Helens
  - NO CHAIN
  - First Floor Apartment With Balcony
  - Communal Spaces, Laundry Room And Serviced Lift
  - Close To Local Amenities

David Davies Sales & Lettings are delighted to welcome to the sales market this beautifully presented two-bedroom first floor apartment, located within the highly sought-after Henbury Court development in Eccleston, St Helens. Exclusively available to residents aged 55 and over, this modern apartment offers peaceful, secure, and low-maintenance living in an established and welcoming community.

Positioned within a well-maintained residential complex, the apartment is accessed via a secure communal entrance with both staircase and serviced lift access to all floors. Occupying a desirable first-floor position, it boasts a well-proportioned internal layout ideal for those seeking practical single-level living.

Upon entering the apartment, you are greeted by a spacious entrance hallway providing access to all principal rooms. The generous lounge is filled with natural light and features a stylish fireplace as a focal point. French doors open onto a private balcony, offering tranquil views over the beautifully landscaped communal gardens—an ideal spot to enjoy a morning coffee or relax with a book.

Adjoining the lounge is a separate, fully fitted kitchen offering ample wall and base units, plenty of worktop space, and room for under-counter appliances—perfect for those who enjoy cooking in a compact yet functional space.

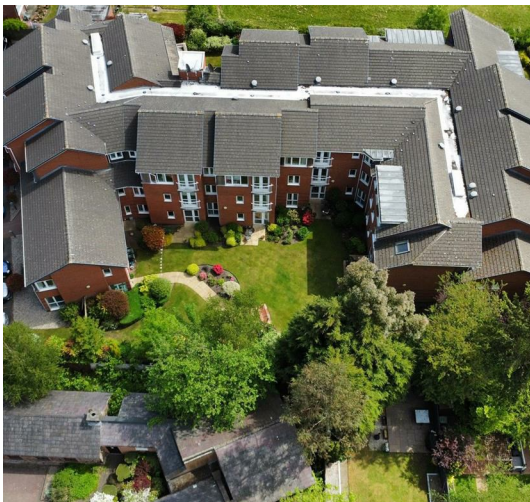
The apartment benefits from two excellent bedrooms, both with built-in mirrored wardrobes. The primary bedroom is particularly spacious and enjoys an abundance of natural light. The second bedroom, also well-proportioned, is perfect for guests or could serve as a study or hobby room depending on your needs.

Completing the accommodation is a modern, fully tiled shower room comprising a low-level WC, hand basin, and an easy-access walk-in shower—perfect for convenience and comfort.

Henbury Court is known for its warm and supportive community atmosphere. The property is ideally suited for those looking to downsize or enjoy a quieter lifestyle.

EPC:TBC





# Floorplan To Follow



Our family owned Independent Estate Agency was established in 1981 and provides a **refreshingly professional service** combining traditional values with a modern approach.

*David Davies*

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	

Information on tenant permitted fee's can be accessed via the link below  
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