



**181, Henbury Court, Kiln Lane, Ecclestone, WA10 4RA**

**Asking Price £180,000**

*David  
Davies* *Collection*





**181, Henbury Court, Kiln Lane, Ecclestone,  
WA10 4RA**

- EPC: C
  - Leasehold - 107 Years Remaining
  - No Onward Chain
  - Two Double Bedrooms
  - Large Living Room/Dining Room
- Council Tax: C
  - Over 55's Retirement Apartment
  - Second Floor Apartment
  - Modern Shower Room
  - Communal Spaces, Laundry Room And Serviced Lift

David Davies Sales & Lettings are delighted to bring to market this beautifully presented two-bedroom second floor apartment, situated within the highly regarded Henbury Court development in Ecclestone, St Helens. Exclusively available to residents aged 55 and over, this home offers peaceful, secure and low-maintenance living in a welcoming and established community.

Henbury Court is a well-maintained residential complex, accessed via a secure communal entrance with both staircase and serviced lift access to all floors. The apartment occupies a desirable top-floor position, directly opposite the lift for ease and convenience. Designed for practical single-level living, the accommodation is well-proportioned and thoughtfully laid out.

Upon entering, a spacious hallway provides access to all principal rooms. The bright and inviting lounge is filled with natural light and features a stylish fireplace as a focal point, with French doors opening onto a private balcony. This outdoor space enjoys tranquil views across the beautifully landscaped communal gardens, perfect for morning coffee.

A separate fully fitted kitchen adjoins the lounge, offering ample wall and base units, plenty of worktop space, and room for under-counter appliances—providing a compact yet functional space for everyday cooking.

There are two excellent bedrooms, both with built-in mirrored wardrobes. The primary bedroom is particularly generous and light-filled, while the second is ideal for guests, a study, or a hobby room depending on your lifestyle needs.

A modern shower room completes the accommodation, fully tiled and fitted with a walk-in shower, low-level WC and hand basin—perfectly designed with both comfort and accessibility in mind.

The development itself offers a range of additional benefits, including beautifully landscaped communal gardens, free use of laundry facilities, and the inclusion of water bills within the service charge.

**\*\*Probate has been applied for\*\***

EPC: C









# Floorplan To Follow



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*David Davies*

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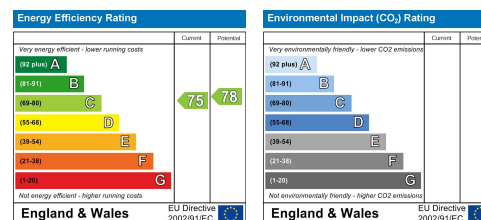
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