



7 Eccleston Hall Prestbury Drive, St. Helens, WA10 5NZ
£179,950

Nestled in the serene and picturesque Prestbury Drive, this charming one-bedroom ground floor apartment in Eccleston, offers a delightful blend of comfort and character. Set within magnificent grounds and a highly regarded building, the property boasts a peaceful location that is perfect for those seeking a tranquil lifestyle.

Upon entering, you will find a spacious double bedroom that provides a restful retreat, alongside a large lounge that invites relaxation and social gatherings. The apartment is well-maintained, ensuring a welcoming atmosphere for both residents and visitors alike. The communal areas are kept in excellent condition, enhancing the overall appeal of the property.

For those with vehicles, the apartment includes parking for one vehicle, along with additional visitor and resident parking available. This convenience is complemented by the close proximity to local amenities and scenic walks, making it an ideal choice for individuals or couples who appreciate both comfort and accessibility.

An exciting feature of this property is the option to purchase it alongside the corresponding apartment, allowing for the possibility of creating one large, expansive living space if desired. With no onward chain, this apartment presents a straightforward opportunity for prospective buyers.

In summary, this well-appointed apartment on Prestbury Drive is a rare find, combining character, convenience, and a beautiful setting. Whether you are looking for a new home or an investment opportunity, this property is certainly worth considering.





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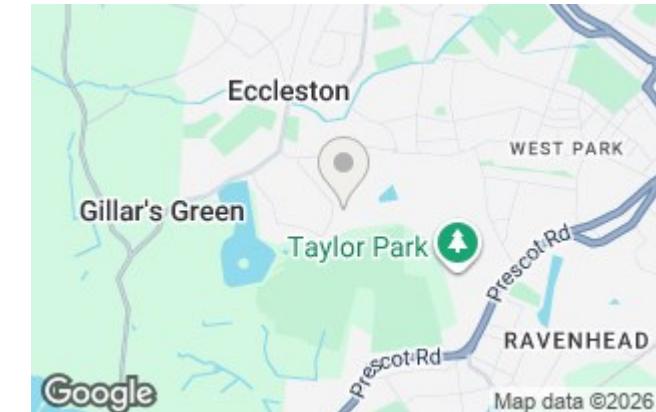
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Energy Efficiency Rating			Environmental Impact (CO ₂) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs (92 plus)	A		Very environmentally friendly - lower CO ₂ emissions (92 plus)	A	
(81-91)	B		(81-91)	B	
(69-80)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

IMPORTANT NOTICE TO PURCHASERS

We endeavor to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. Any services, systems and appliances listed in this specification have not been tested by us and no guarantee as to their operating ability or efficiency is given. All measurements have been taken as a guide to prospective buyers only, and are not precise. If you require clarification or further information on any points please contact us. Fixtures and fittings other than those mentioned are to be agreed with the seller.