

27, Henbury Court, 181 Kiln Lane, Eccleston, WA10 4RA

£145,000

David Davies Collection



27, Henbury Court, 181 Kiln Lane, Eccleston, WA10 4RA

- EPC: B
- Leasehold - 105 Years Remaining
- First Floor Apartment
- Two Double Bedrooms With Fitted Wardrobes
- Stunning Modern Shutters Throughout
- Council Tax Band:- C - St Helens
- No Onward Chain
- Over 55's Retirement Apartment
- Modern Fitted Kitchen With Quartz Worktops
- Beautiful Modern Shower Room

David Davies Sales & Lettings Agent are delighted to present this beautifully renovated two-bedroom first-floor apartment, situated within the highly sought-after Henbury Court development in Eccleston.

Exclusively available to residents aged 55 and over, this exceptional home offers secure, low-maintenance living and, unlike many apartments within the development, has been comprehensively modernised in recent years including new modern electric radiators, allowing the next owner to move straight in and enjoy.

Accessed via a secure communal entrance with both lift and staircase access, the apartment occupies a desirable first-floor position close to the lift.

The welcoming entrance hallway leads to a bright and spacious lounge featuring an attractive fireplace and French doors opening onto a Juliet balcony. The addition of elegant plantation shutters to both the windows and balcony doors enhances the property's style while providing excellent privacy.

The contemporary kitchen has been thoughtfully upgraded with high-quality units, luxurious quartz worktops and a premium slide-and-hide oven, maximising both space and practicality.

There are two well-proportioned bedrooms, both benefitting from fitted wardrobes, offering comfortable accommodation for homeowners or visiting guests.

Completing the apartment is a stunning modern shower room, finished to an exceptional standard with quality fixtures and fittings, creating a stylish and practical space.

Henbury Court enjoys a welcoming community atmosphere and is perfectly suited to those looking to downsize without compromising on quality. Combining tasteful modern upgrades, move-in ready accommodation and an enviable location, this outstanding apartment is a rare opportunity.

Service charge - £5,370.40 PA
St. Helens MBC - £1,752.00 PA
Ground rent - £460.00 PA

* Probate Has Been Granted *

EPC: B











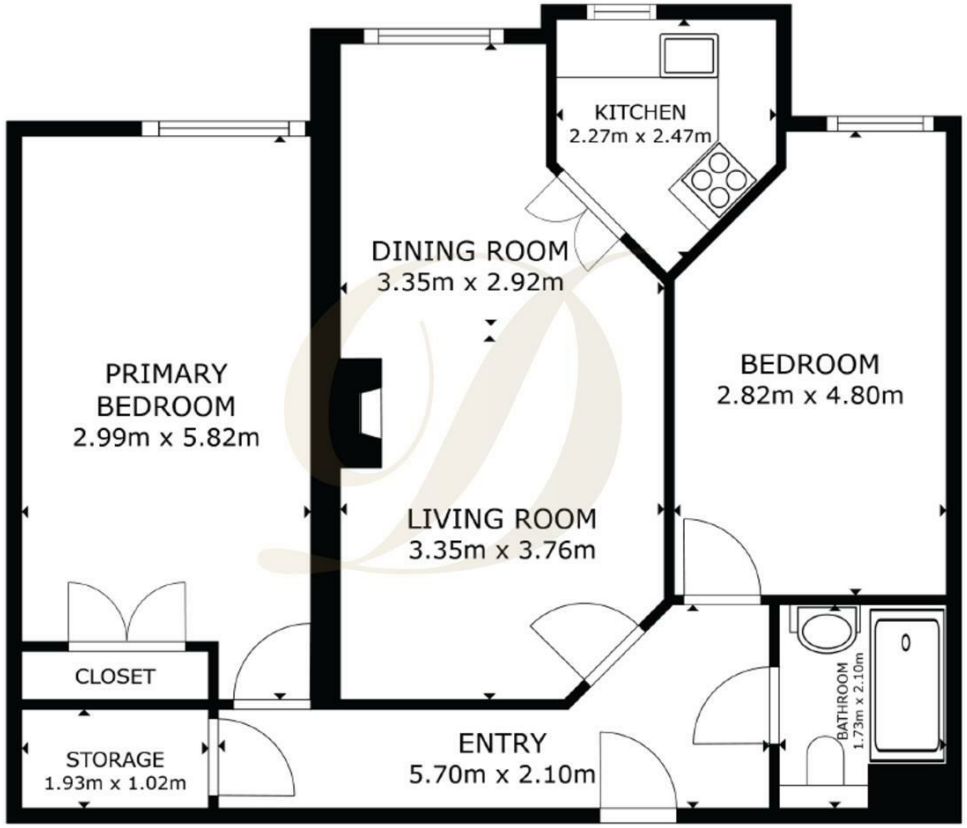






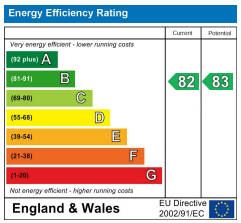


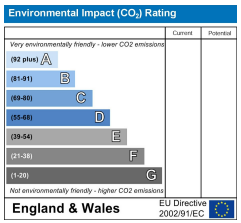



KITCHEN
2.27m x 2.47m
DINING ROOM
3.35m x 2.92m
PRIMARY
BEDROOM
2.99m x 5.82m
BEDROOM
2.82m x 4.80m
LIVING ROOM
3.35m x 3.76m
CLOSET
STORAGE
1.93m x 1.02m
ENTRY
5.70m x 2.10m
BATHROOM
1.73m x 2.10m

FLOOR PLAN


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


Energy Efficiency Rating
Current
Potential
Very energy efficient - lower running costs
(92 plus) A
(81-91) B
(69-80) C
(55-68) D
(39-54) E
(21-38) F
(1-20) G
Not energy efficient - higher running costs
82
83
England & Wales
EU Directive 2002/91/EC


Environmental Impact (CO2) Rating
Current
Potential
Very environmentally friendly - lower CO2 emissions
(92 plus) A
(81-91) B
(69-80) C
(55-68) D
(39-54) E
(21-38) F
(1-20) G
Not environmentally friendly - higher CO2 emissions
England & Wales
EU Directive 2002/91/EC