



249 Reeve Court Village, St. Helens, WA9 5BA

£125,000



Welcome to this charming one-bedroom apartment located in the secure retirement complex on Stratton Drive, St. Helens. This property is specifically designed for those aged over 55, ensuring a peaceful and supportive environment. The apartment is wheelchair accessible, making it suitable for all residents.

As you enter, you will find a well-presented living space that is perfect for those looking to downsize without compromising on comfort. The apartment is offered with no onward chain, allowing for a smooth transition into your new home. The bedroom and lounge is a great size, and the bonus of a balcony enables you to enjoy the scenery especially in those sunny months.

The complex boasts a wealth of amenities right on your doorstep, including a laundrette, shops, restaurants, bars, a gym, and a computer room. This means you can enjoy a vibrant community life while having everything you need within easy reach. The presence of a 24-hour manager and a secure intercom entry system adds an extra layer of safety and convenience.

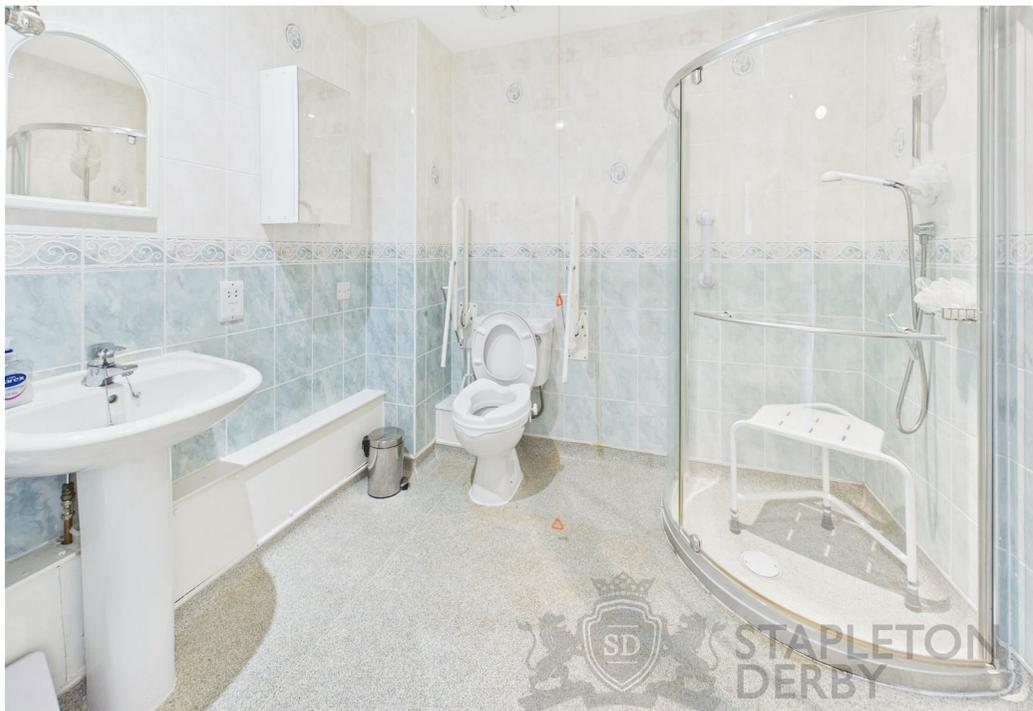
For those who enjoy the outdoors, the well-maintained grounds provide a lovely setting to relax and socialise. Additionally, there are communal and visitor parking areas available, making it easy for friends and family to visit.

This apartment is an excellent opportunity for anyone seeking a comfortable and secure living space in a thriving community. Don't miss the chance to make this delightful property your new home.





STAPLETON  
DERBY



fitness Studio

The Bird of Paradise

Court  
Suite

What's\*\*  
ON!  
The New Bistre  
is Now Open

Coffee Morning
Monday - 10am - 12pm
Tuesday - 10am - 12pm
Wednesday - 10am - 12pm
Thursday - 10am - 12pm
Friday - 10am - 12pm
Saturday - 10am - 12pm
Sunday - 10am - 12pm



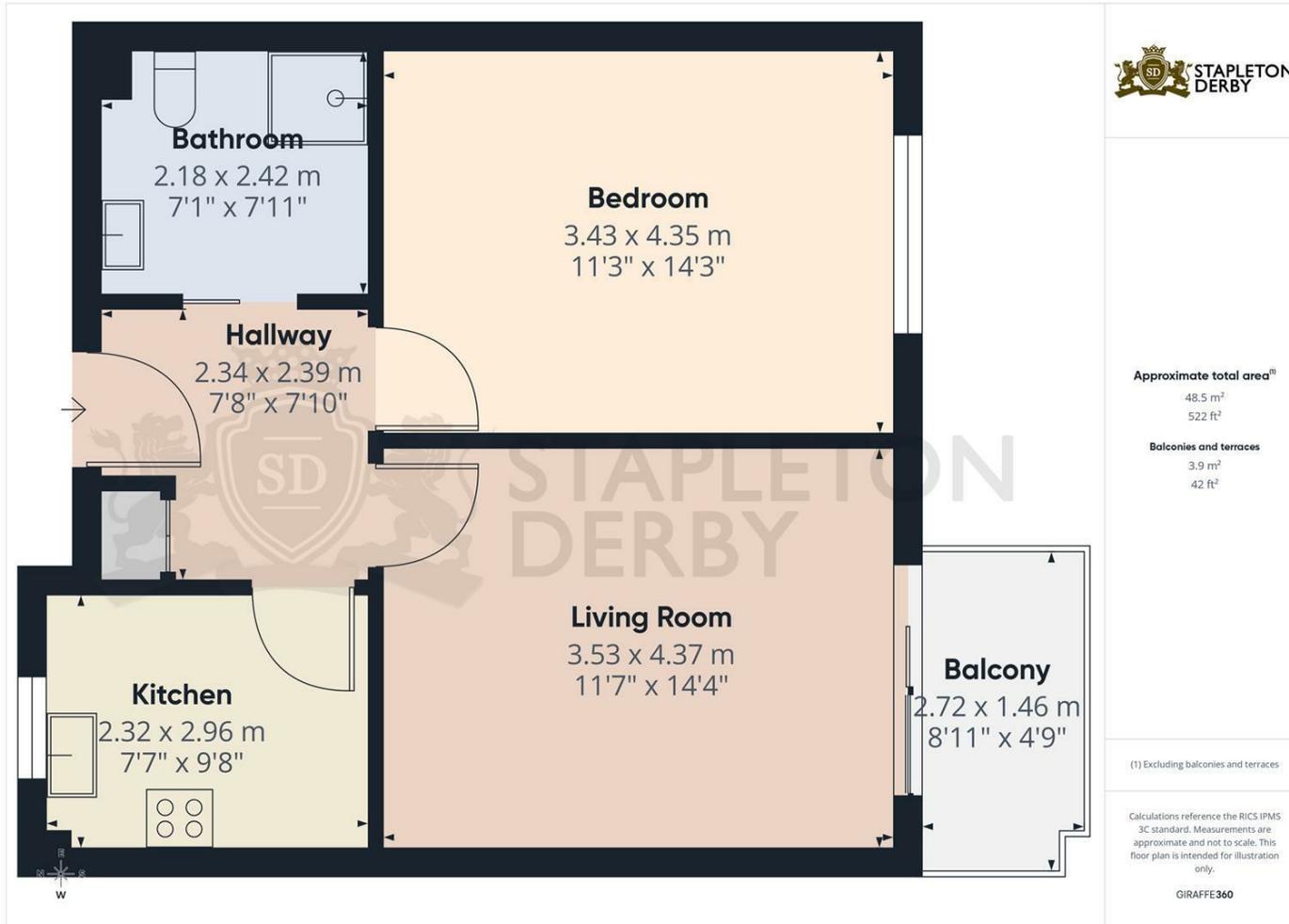
**Stapleton Derby**

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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			
England & Wales		82	82
	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) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales			
	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.