Henbury Court, Kiln Lane, Eccleston, WA10 4RA

£125,000

David Davies Collection

Henbury Court, Kiln Lane, Eccleston, WA10 4RA

- EPC:C
- Leasehold - 106 Years Remaining
- Well-Presented Ground Floor Apartment
- Spacious Lounge
- Fitted Kitchen
- Council Tax Band: B - St Helens
- No Onward Chain
- Over 55's Development
- One Bedroom
- Well-maintained Communal Grounds

** SELLER HAS PAID SERVICE CHARGE UPTO END OF MARCH 2027 **

David Davies Sales & Lettings are delighted to bring to market this well-presented apartment, exclusively available for residents aged 55 and over, situated within the highly sought-after area of Eccleston.

This attractive development offers a peaceful and well-maintained environment, ideal for those looking to downsize whilst remaining close to local amenities, transport links, and reputable services.

The accommodation briefly comprises a welcoming entrance hallway, a bright and spacious lounge with ample natural light, and a fitted kitchen complete with a range of wall and base units.

The property also benefits from one well-proportioned bedroom and a modern bathroom suite.

Externally, the development is well-kept with communal landscaped areas and allocated parking for residents.

Located in a desirable residential area, the property offers convenient access to local shops, public transport routes, and St Helens town centre, making day-to-day living both easy and accessible.
Early viewing is highly recommended to fully appreciate the accommodation and the lifestyle on offer.

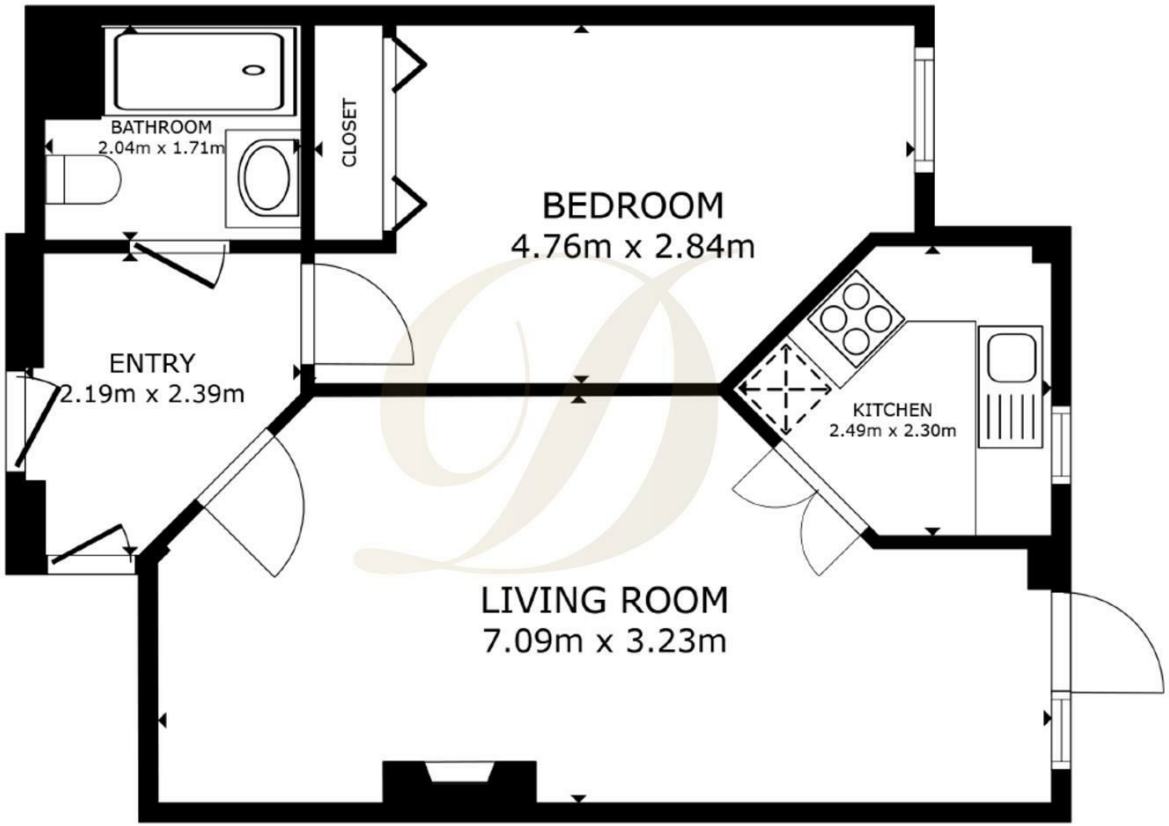
Ground Rent - Approx. £197.50 per 6 months
Maintenance Charge - Approx. £1,910.46 per 6 months
Next Due In August.

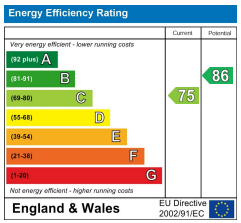
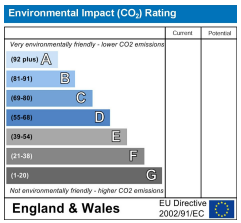
EPC: C

David Davies

Est. 1981

...refreshingly professional



FLOOR PLAN

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