



Apt 26, Henbury Court, 181 Kiln Lane, St. Helens, WA10 4RA

Asking Price £170,000

*David
Davies* Collection



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- EPC: C
- Council Tax Band: C
- Leasehold - Details TBC
- Large 750 Sq Ft. Apartment
- Two Double Bedrooms
- No Residents Above
- Modern Fitted Kitchen
- Shower Room
- Fitted Wardrobes
- Over 60's Retirement Apartment

David Davies Sales & Lettings are delighted to bring to market this beautifully presented two-bedroom first floor apartment, situated within the highly regarded Henbury Court development in Eccleston, 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, easy access to the lift for ease and convenience. Designed for practical single-level living, the accommodation is well-proportioned and thoughtfully laid out.

This apartment is unique to others in the property and despite being on the first floor there is no apartment above you. Upon entering, is a impressively spacious hallway which provides access to all principal rooms. The size of it makes it feel like a bungalow rather than an apartment. The bright and inviting lounge is filled with natural light and features a stylish fireplace as a focal point, with double windows allowing light in and giving a great view of Eccleston.

A recently upgraded modern 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.

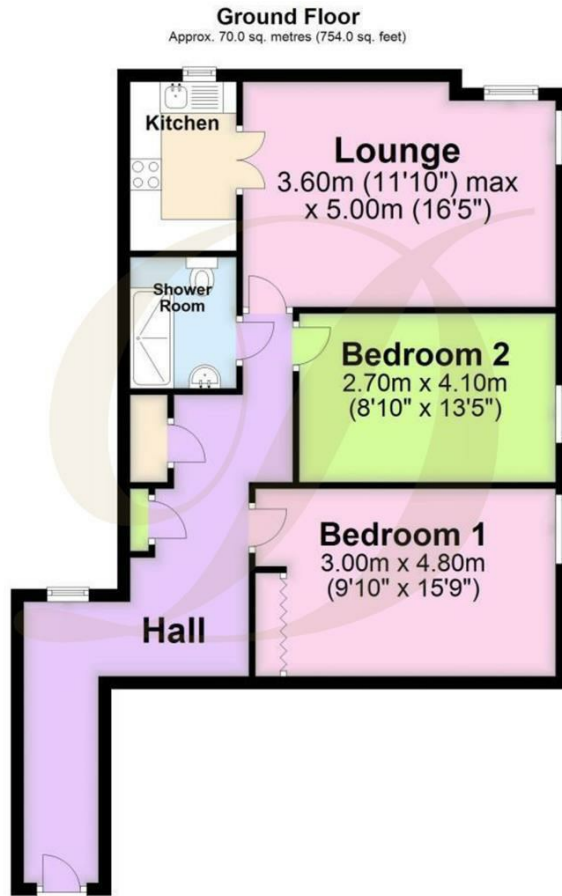
A modern shower room completes the accommodation, fully tiled and fitted with a walk-in shower, low-level WC and hand basin—perfectly designed with both comfort and accessibility in mind.

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.

EPC: C







Total area: approx. 70.0 sq. metres (754.0 sq. feet)



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

David Patrick Davies

Energy Efficiency Rating		Current	Potential	Environmental Impact (CO ₂) Rating		Current	Potential
Very energy efficient - lower running costs				Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A				(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			

Energy Efficiency Rating: Current 79, Potential 80

Environmental Impact (CO₂) Rating: Current, Potential