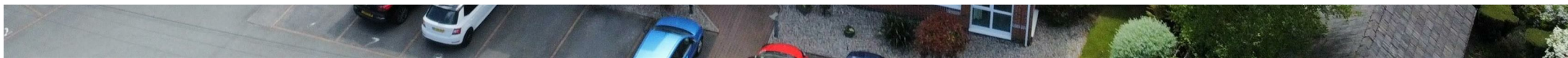




Apt 24, Kiln Lane, Ecclestone, WA10 4RA

Offers Over £130,000

*David
Davies*  *Collection*



Apt 24, Kiln Lane, Eccleston, WA10 4RA

- EPC: B
- Council Tax Band: C - St Helens
- Leasehold - 106 Years Remaining
- NO CHAIN
- Over 55's Retirement Apartment
- First Floor Apartment With Balcony
- Two Double Bedrooms
- Communal Spaces, Laundry Room And Serviced Lift
- Pleasant Rear Field Views
- Close To Local Amenities

David Davies Sales & Lettings are delighted to welcome to the sales market this beautifully presented two-bedroom first floor apartment, located within the highly sought-after Henbury Court development in Eccleston, St Helens. Exclusively available to residents aged 55 and over, this modern apartment offers peaceful, secure, and low-maintenance living in an established and welcoming community.

Positioned within a well-maintained residential complex, the apartment is accessed via a secure communal entrance with both staircase and serviced lift access to all floors. Occupying a desirable first-floor position, it boasts a well-proportioned internal layout ideal for those seeking practical single-level living.

Upon entering the apartment, you are greeted by a spacious entrance hallway providing access to all principal rooms. The generous lounge is filled with natural light and features a stylish fireplace as a focal point. French doors open onto a private balcony, offering tranquil views over the beautifully landscaped communal gardens—an ideal spot to enjoy a morning coffee or relax with a book.

Adjoining the lounge is a separate, fully fitted kitchen offering ample wall and base units, plenty of worktop space, and room for under-counter appliances—perfect for those who enjoy cooking in a compact yet functional space.

The apartment benefits from two excellent bedrooms, both with built-in mirrored wardrobes. The primary bedroom is particularly spacious and enjoys an abundance of natural light. The second bedroom, also well-proportioned, is perfect for guests or could serve as a study or hobby room depending on your needs.

Completing the accommodation is a modern, fully tiled shower room comprising a low-level WC, hand basin, and an easy-access walk-in shower—perfect for convenience and comfort.

Henbury Court is known for its warm and supportive community atmosphere. The property is ideally suited for those looking to downsize or enjoy a quieter lifestyle.

EPC:B





GROUND FLOOR



The storefront features a large illuminated sign for 'David Davies' in a blue and white cursive font. Below the sign, there are several display boards showing property listings. A circular inset image shows the interior of the office, which is bright and modern. The David Davies logo is also present in a white circle on the right side of the image.

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

David Paul David

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		81	86	England & Wales			
EU Directive 2002/91/EC				EU Directive 2002/91/EC			