



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

£160,000

*David
Davies* *Collection*



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

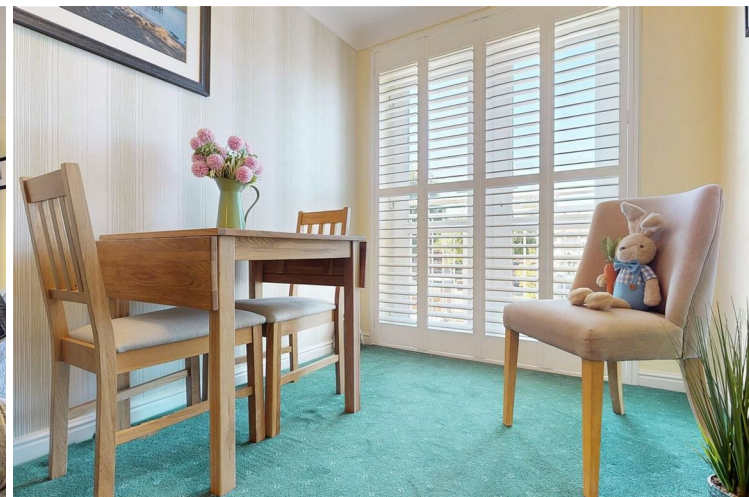
Completing the apartment is a stunning modern shower room, finished to an exceptional standard with quality fixtures and fittings, creating a stylish and practical space.

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. Early viewing is highly recommended.

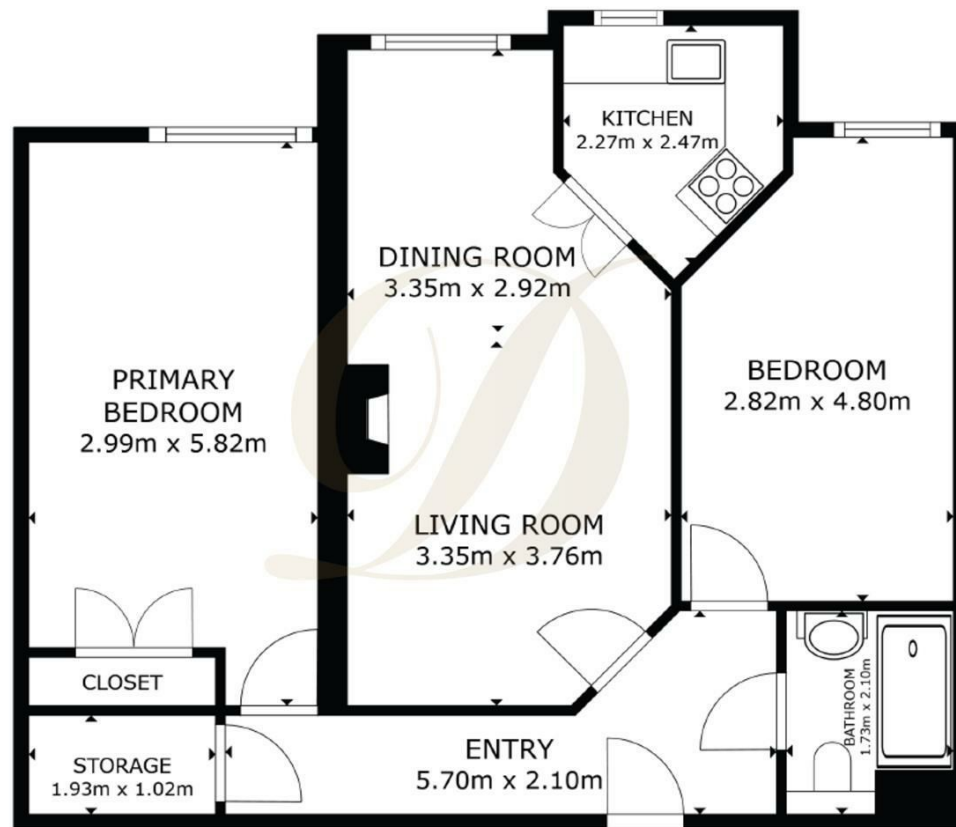
Service charge - £5,370.40 PA
St. Helens MBC - £1,752.00 PA
Ground rent - £460.00 PA

Probate Has Been Applied For On This Property

EPC: B







FLOOR PLAN

David Davies

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

David Davies

