



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

£135,000

*David
Davies*  *Collection*



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

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.

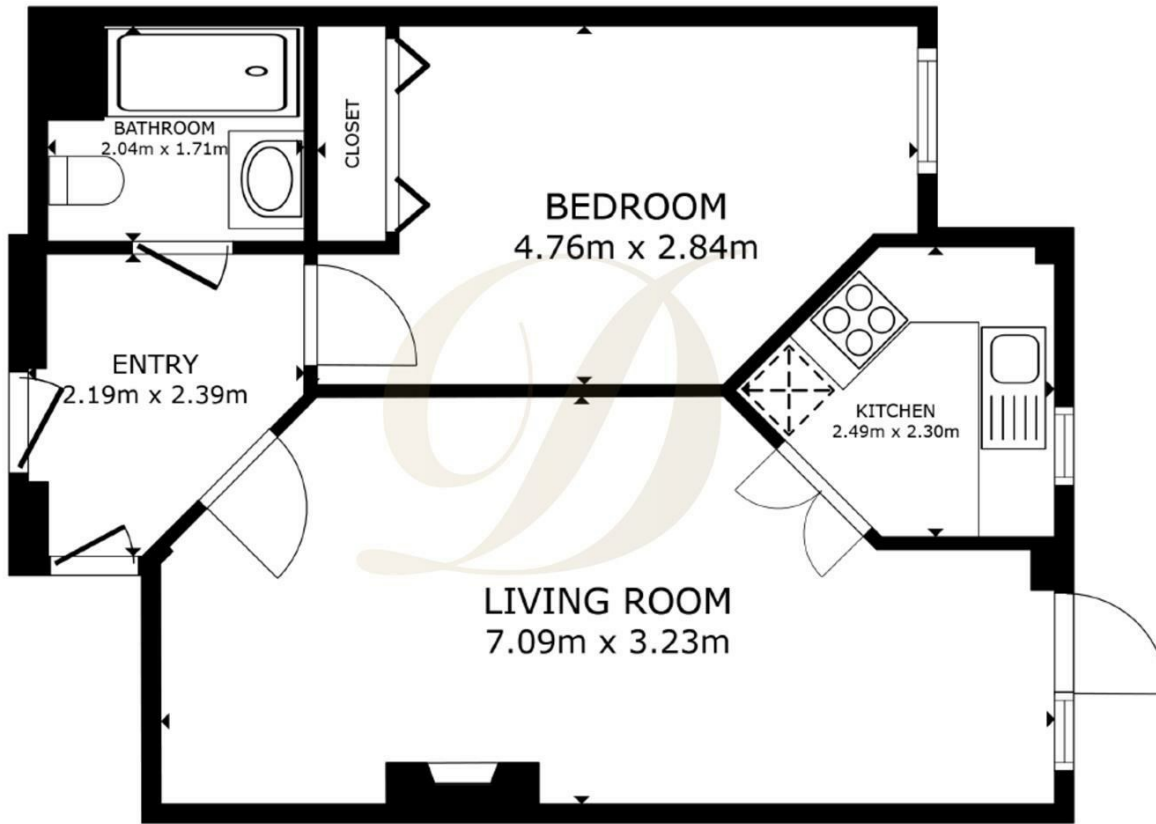
Early viewing is highly recommended to fully appreciate the accommodation and the lifestyle on offer.

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

EPC: C







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

Energy Efficiency Rating: Current 75, Potential 86

Environmental Impact (CO₂) Rating: Current (39-54), Potential (55-68)