

Apt 24, Kiln Lane, Eccleston, WA10 4RA

£130,000

David Davies Collection



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

First Year Service Charge - Included in Sale Price

** OPEN TO SENSIBLE OFFERS **

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.














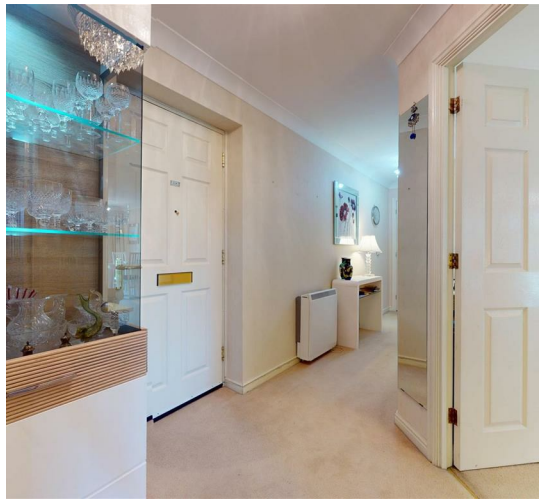




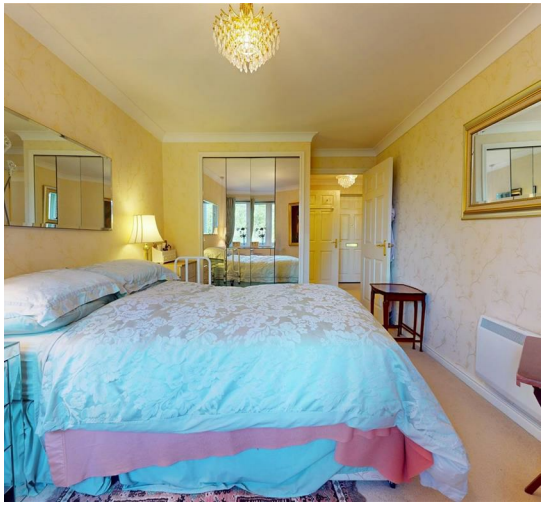

GROUND FLOOR

