



Eccleston Hall, Prestbury Drive, St. Helens, WA10 5NZ

Asking Price £165,000

*David
Davies*  *Collection*



Eccleston Hall, Prestbury Drive, St. Helens WA10 5N7

- Tenure: • Council Tax Band: D
- EPC: D

Nestled within the highly sought-after Prestbury Drive development in Eccleston, this beautifully maintained one-bedroom ground floor apartment enjoys a peaceful setting within stunning communal grounds, offering an exceptional opportunity for those seeking a blend of character, comfort, and convenience.

Situated within an attractive and well-regarded building, the apartment boasts spacious and well-proportioned accommodation throughout. Upon entering, you are welcomed by a generous double bedroom, providing a tranquil retreat, whilst the impressive lounge offers an abundance of living space, perfect for both relaxing and entertaining. The property has been well cared for and is presented in excellent condition, ready for immediate occupation.

The development itself benefits from beautifully maintained communal areas and landscaped grounds, creating an enviable environment for residents to enjoy. The apartment also benefits from allocated parking for one vehicle, together with ample visitor and resident parking.

Ideally positioned, the property enjoys easy access to a range of local amenities, independent shops, cafés, and excellent transport links, whilst a variety of picturesque walks and green spaces can be found nearby, making it perfect for those who appreciate a peaceful yet well-connected location.

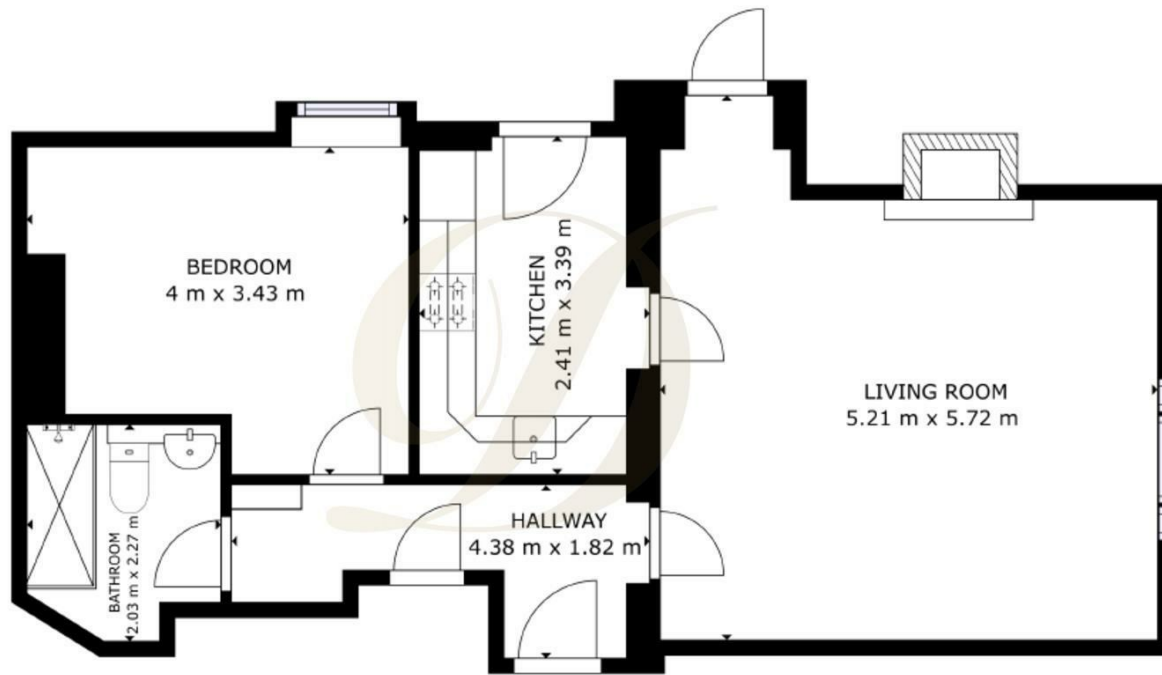
A particularly unique feature of this offering is the opportunity to purchase the corresponding apartment, presenting the potential to combine both properties and create one substantial residence, subject to any necessary consents.

Offered to the market with no onward chain, this charming apartment represents an excellent opportunity for first-time buyers, downsizers, investors, or those seeking a lock-up-and-leave property within one of Eccleston's most desirable locations.

EPC: D







GROSS INTERNAL AREA
 FLOOR 1: 58.6 m²
 TOTAL: 58.6 m²



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		Environmental Impact (CO ₂) Rating	
Current	Potential	Current	Potential
Very energy efficient - lower running costs (92 plus) A (81-91) B (69-80) C (55-68) D (39-54) E (21-38) F (1-20) G Not energy efficient - higher running costs		Very environmentally friendly - lower CO ₂ emissions (92 plus) A (81-91) B (69-80) C (55-68) D (39-54) E (21-38) F (1-20) G Not environmentally friendly - higher CO ₂ emissions	
	64 → 69		
England & Wales EU Directive 2002/91/EC		England & Wales EU Directive 2002/91/EC	