



Reeve Court Village Stratton Drive, St. Helens, WA9 5AG

Asking Price £77,350



**STAPLETON  
DERBY**

Stapleton Derby is delighted to present this charming two-bedroom, ground-floor apartment located in the highly sought-after Reeve Court Village. Designed to foster sustainable communities, Reeve Court Village offers homes tailored for over 55's, promoting enjoyable lifestyles and providing assistance when needed.

The apartment features an entrance hallway, kitchen, spacious living room, two bedrooms, and a modern wet-room bathroom. From the living room, you can access the beautifully maintained grounds, which overlook a serene wooded area. On occasion, deer can be spotted grazing, adding to the tranquil atmosphere. The property also includes a communal car park, reception area, and access to the vibrant village amenities.

Reeve Court Village offers an array of lifestyle and community benefits, including activity groups, gyms, and care services, ensuring a fulfilling and active retirement. The location provides excellent access to local amenities and major motorway networks.

This property is available as a 50% shared ownership purchase, with a weekly service charge of £142.06, which includes utility bills.





STAPLETON  
DERBY





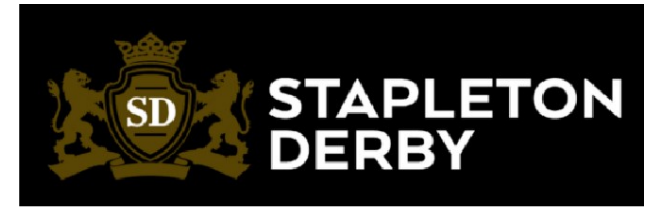
**Stapleton Derby**

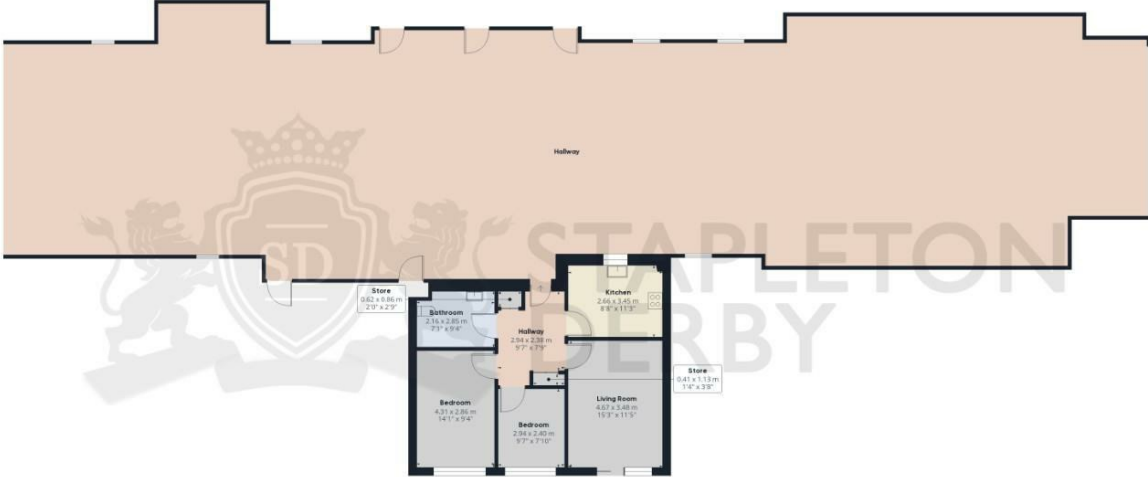
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**Approximate total area<sup>(1)</sup>**  
59.62 m<sup>2</sup>  
641.75 ft<sup>2</sup>

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations are based on RICS IPMS 3C standard.

GIRAFFE360

Energy Efficiency Rating		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			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	

**IMPORTANT NOTICE TO PURCHASERS**

We endeavor to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. Any services, systems and appliances listed in this specification have not been tested by us and no guarantee as to their operating ability or efficiency is given. All measurements have been taken as a guide to prospective buyers only, and are not precise. If you require clarification or further information on any points please contact us. Fixtures and fittings other than those mentioned are to be agreed with the seller.