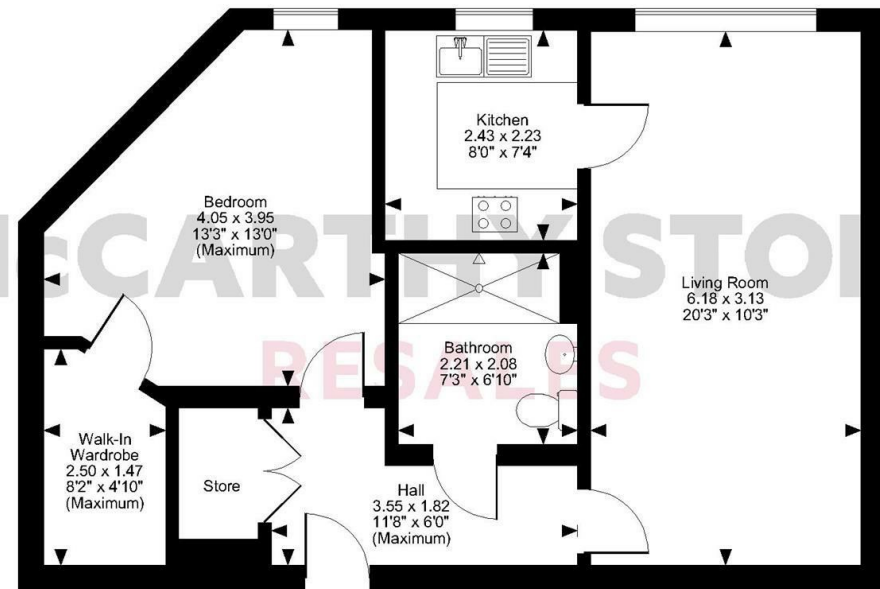


# McCARTHY STONE RESALES

## 44 WILLIAM GRANGE FRIARS STREET, HEREFORD, HR4 0FH

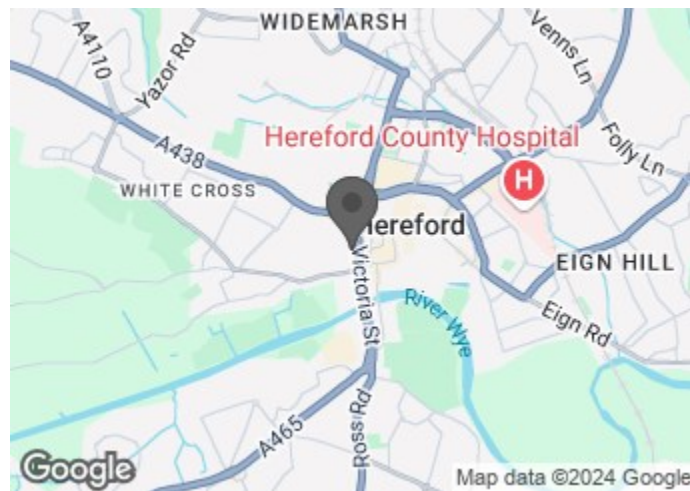
William Grange, Friars Street, Hereford  
Approximate Gross Internal Area  
601 Sq Ft/56 Sq M



Second Floor

FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE  
The position & size of doors, windows, appliances and other features are approximate only.  
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**COUNCIL TAX BAND: B**



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B		81	81
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			



# McCARTHY STONE RESALES

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A bright and spacious one bedroom retirement apartment situated on the second floor. Nestled within our William Grange development, meticulously designed and overseen by McCarthy Stone, this home promises a lifestyle of comfort and sophistication.

**PRICE REDUCTION**

**OFFERS IN THE REGION OF £185,000**

For further details, please call **0345 556 4104**

resales@mccarthyandstone.co.uk | mccarthyandstoneresales.co.uk

# WILLIAM GRANGE, FRIARS STREET,

# 1 BEDROOMS £185,000

## WILLIAM GRANGE

Exclusively designed for the over 60s, William Grange is a stunning purpose built retirement development located on Friars Street on the edge of Hereford city centre. William Grange offers everything you need to enjoy an active and independent retirement, designed, built and managed by market leaders ~McCarthy Stone ~ the only house builder to win the Home Builders Federation 5-star award for customer service every year since the awards began in 2005.

William Grange has a stunning homeowners' lounge which opens out to a beautiful landscaped garden, providing the perfect space to sit back, relax and enjoy your retirement with friends, old and new. If you have visiting friends or relatives who would like to stay the night, instead of the hassle of making up a spare bed you can book them into the development's guest suite, which has en suite facilities. They will find it's like staying in a hotel, while all you need to worry about is making the most of their company. We also understand the companionship that a pet can bring, so if you're used to having a pet around you're welcome to bring them too (we advise speaking with the Development Manager to confirm what pets are permitted).

You can relax knowing there's a dedicated House Manager on hand during the day – a friendly face who will be around during office hours to provide help and support. The house

manager doesn't just take care of the practicalities of running William Grange. Included in their role is to help organise social activities, which our homeowners are free to get involved in if they wish. The beautifully landscaped gardens at William Grange are maintained regularly, meaning you can sit back and enjoy the outside space without having to lift a finger when it comes to their upkeep.

## ENTRANCE HALL

A solid oak door with spy hole and letter box leads to a welcoming hallway with large storage cupboard. A fresh airy feel is maintained by the Vent Axia ventilation system fitted throughout the apartment. Doors lead into bedroom, living room and bathroom. Dimplex electric radiators.

## LIVING ROOM

A generously sized living room with double glazed floor to ceiling windows that allow the sunlight to fill the room. There's a TV point with Sky+ connectivity. Telephone point. A number of power points and two ceiling light fittings. Opening leads into the kitchen.

## KITCHEN

An immaculate modern fitted kitchen with fully integrated appliances comprising; fridge/freezer; electric cooker; ceramic four ringed hob and extractor fan above. A double glazed window is positioned above the black stainless steel sink and drainer. There are a range of base and eye level units fitted with under pelmet lighting.

## BEDROOM

A large double bedroom with central ceiling light. Double glazed window. TV and telephone point. Door to walk in wardrobe.

## SHOWER ROOM

This meticulously designed suite features partial tiling and includes a shower cubicle, a WC with a concealed cistern, and a vanity unit housing a wash hand basin complemented by a mirror above. Enhancing both style and functionality, a wall-mounted heated towel rail provides added comfort, while an emergency pull-cord ensures peace of mind.

## SERVICE CHARGE (BREAKDOWN)

- Cleaning of communal windows
- Water rates for communal areas and apartments
- Electricity, heating, lighting and power to communal areas
- 24-hour emergency call system
- Upkeep of gardens and grounds
- Repairs and maintenance to the interior and exterior communal areas
- Contingency fund including internal and external redecoration of communal areas
- Buildings insurance

The service charge is £2,286.53 for the financial year ending 31/03/2025. The service charge does not cover external costs such as your Council Tax, electricity or TV. To find out more about the service charges please contact your property consultant or house manager.

## GROUND RENT

Lease: 999 years from 1st June 2019  
Ground rent: £425 per annum  
Ground rent review: 1st June 2034

## ADDITIONAL INFORMATION & SERVICES

- Ultrafast Full Fibre Broadband available
- Mains water and electricity
- Electric room heating
- Mains drainage

