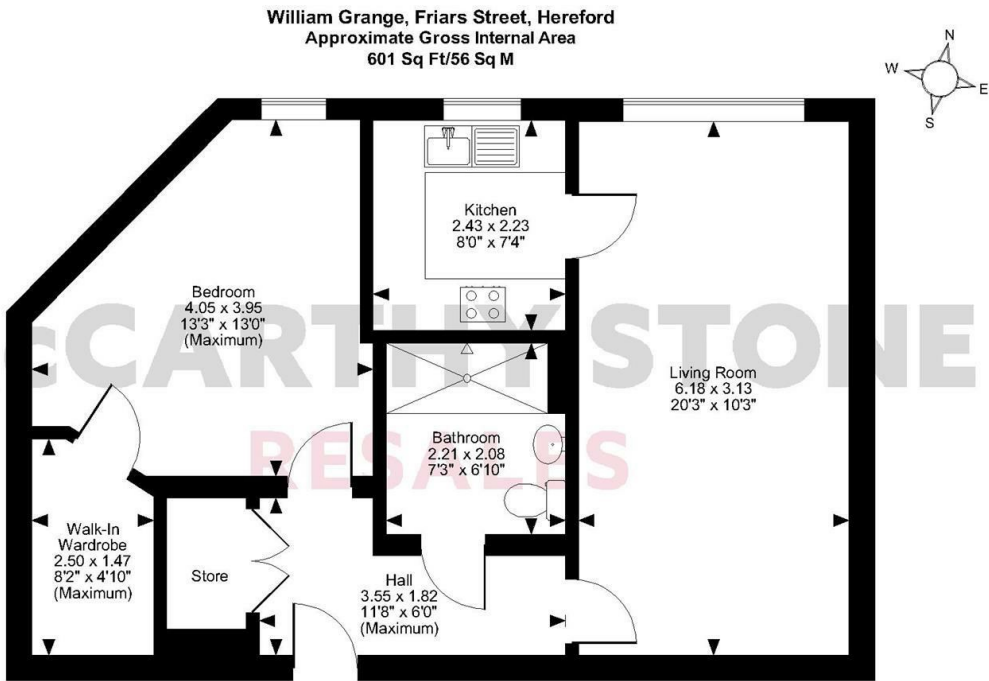


44 William Grange

Friars Street, Hereford, HR4 0FH

PRICE
REDUCED



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		
England & Wales	EU Directive 2002/91/EC	



PRICE REDUCTION

Offers in the region of £180,000 Leasehold

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.

Call us on 0345 556 4104 to find out more.

This floor plan is not drawn to scale and is for illustrative purposes only. Any measurements, floor areas (including any total floor area), openings and orientation are approximate and for guidance only. McCarthy Stone Resales do not take liability for any error, omission or misstatement. All parties must rely on their own inspections. It should not be assumed that any furniture or fittings contained in the photographs are included in any sale. All details referring to time and distances to localities are approximate. Details regarding any common charges and other applicable fees are provided by the seller and should not be relied on without verification and further checks made through a solicitor/conveyancer. Please contact the Property Consultant for further information that Appliances (including central heating) have not been tested, therefore it cannot be assumed that they are in good working order. All interested parties are advised to check availability and make an appointment before travelling to view the property to avoid disappointment or wasted time or travel expenses. The details contained within this brochure are for information purposes only and do not form part of any agreement. All purchases will be subject to contract terms. © All artwork (photos and floorplans) and written content are the sole property and copyright of McCarthy & Stone Resales Limited and are legally protected by UK & International copyright laws. Under no circumstance may you download, reproduce, publish or distribute any content for commercial purposes, without prior written permission from McCarthy Stone Resales. Unauthorised duplication or usage for commercial purposes is prohibited by the Copyright law and will be prosecuted.



William Grange, Friars Street, Hereford,

1 Bed | £180,000

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

PRICE
REDUCED

