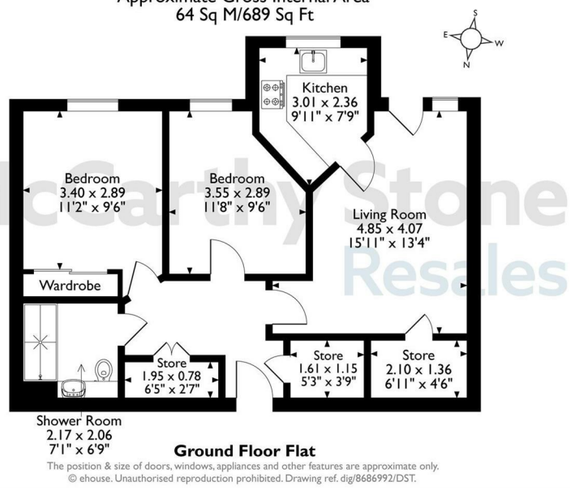
Excellent

Trustpilot

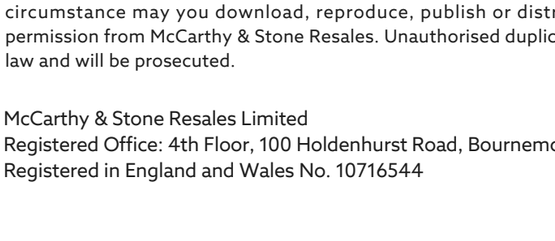
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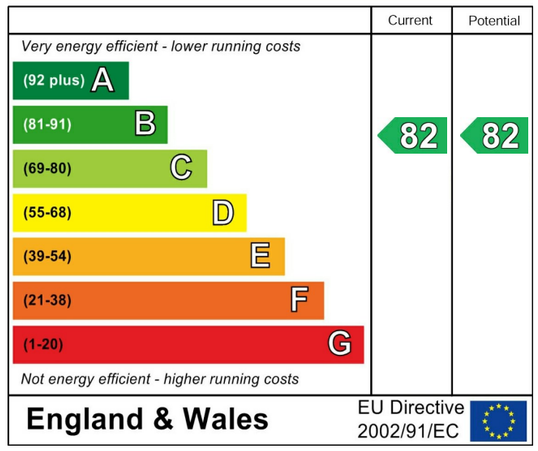
William Grange, Flat 11, Friars Street, Hereford
Approximate Gross Internal Area
64 Sq M/689 Sq Ft



Ground Floor Flat

The position & size of doors, windows, appliances and other features are approximate only.
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Registered Office: 4th Floor, 100 Holdenhurst Road, Bournemouth, Dorset, BH8 8AQ
Registered in England and Wales No. 10716544

The Property Ombudsman







11 William Grange

Friars Street, Hereford, HR4 0FH

2 | 1 | Council Tax Band: C

Looking for the perfect retirement property? If you like the idea of living in a close-knit community, with support on hand should you need it, then 11 William Grange could be the ideal place for you. Contact our team to arrange an appointment to view.

Asking price £275,000
Leasehold

0345 556 4104
resales@mccarthyandstone.co.uk
mccarthyandstoneresales.co.uk

Why you'll love living here:

- House Manager.
- Security camera entry system for peace of mind.
- Smoke detector & Intruder alarms throughout.
- Guest Suite - perfect for when friends and family come to stay.
- Landscaped Gardens maintained regularly.
- Lift to all floors.

McCarthy & Stone
Resales.

Trustpilot ★★★★★ Rated Excellent

11 William Grange, Hereford

2 | 1 | Asking price £275,000

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 leader - McCarthy&Stone.

William Grange has a stunning homeowners' lounge opens 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 don'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 a large storage cupboard. A fresh airy feel is maintained by the Vent Axia ventilation system fitted throughout the apartment. Doors lead into the living room, bedrooms and bathroom.

Living Room

A spacious ground floor living room which allows ample room for dining room furniture and offers an extra storage cupboard. The double glazed patio door gives access to the maintained gardens and a small patio. TV point with Sky+ connectivity. Telephone point. A number of power points and two ceiling light fittings. Door leading into a separate Kitchen.

Kitchen

An modern fitted kitchen with fully integrated appliances comprising; fridge/freezer; electric cooker; ceramic four ringed hob and extractor fan above. Stone effect composite sink and drainer. There are a range of base and eye level units fitted with under pelmet lighting.

Bedroom One

A large double bedroom with central ceiling light. Two double glazed window. TV and telephone point. Built-in wardrobe.

Bedroom Two

A good-sized second bedroom that can be used as a study, dining room, hobby room or a second bedroom. TV and telephone point.

Bathroom

A part tiled suite comprising; shower cubicle; WC with concealed cistern; vanity unit with wash hand basin with mirror above. Wall mounted heated towel rail. Emergency pull-cord.

Lease Information

Ground rent: £495 per annum
Ground rent review: 1st June 2034
Lease: 999 years from 1st June 2019

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 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.

The annual Service Charge is £3,711.71 for the financial year ending 31/03/2027.

Additional Services and Information

Moving is a huge step, but don't let that hold you back. We have a range of services to help your move go smoothly, including:

- FREE Entitlements Advice to help you find out what benefits you may be entitled to.
- Part Exchange service to help you move without the hassle of having to sell your own home.
- Removal Services that can help you declutter and move you in to your new home.
- Conveyancing specialists who are experienced with sales and purchases of McCarthy Stone retirement properties.

FOR MORE INFORMATION CHECK OUR WEB PAGE ADDITIONAL SERVICES OR SPEAK WITH OUR PROPERTY CONSULTANT

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













