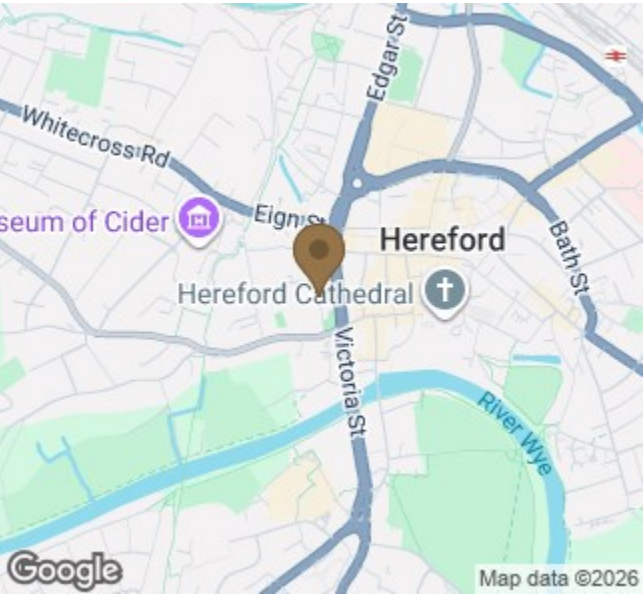
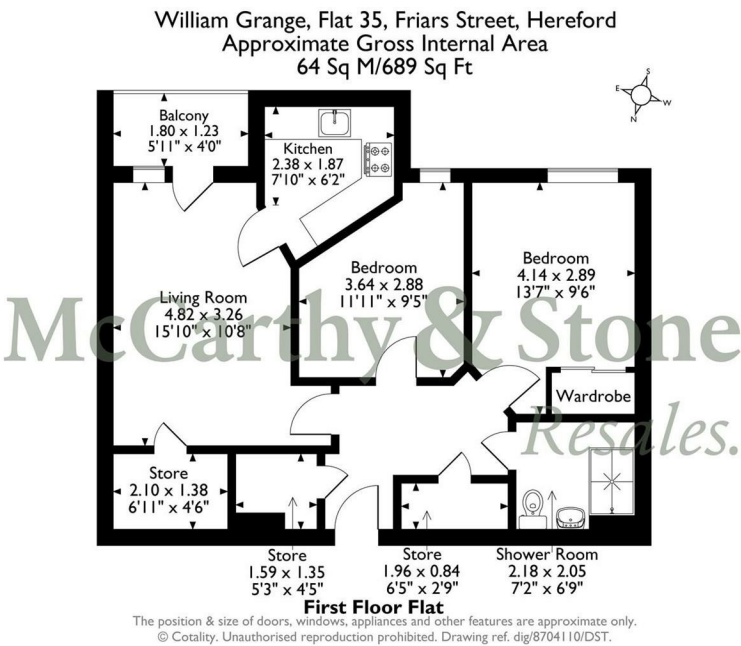




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Registered in England and Wales No. 10716544



35 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 35 William Grange could be the ideal place for you. Contact our team to arrange an appointment to view.

Asking price £270,000
Leasehold

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

Why you'll love living here:

- Designed for the over 60's
- Friendly House Manager
- Elegant communal lounge
- Security camera entry system for peace of mind
- Smoke detector & Intruder alarms throughout
- Hotel-style guest suite
- Landscaped Gardens maintained regularly
- Lift to all floors
- Well located for local amenities

McCarthy & Stone
Resales.

★ Trustpilot ★★★★★ Rated Excellent

35 William Grange, Hereford

2 | 1 | Asking price £270,000

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. It's like staying in a hotel, all you need to worry about is making the most of your stay with family. 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's 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.

Property Overview

This charming two-bedroom, first floor apartment enjoys a desirable south-facing position. The spacious lounge leads out onto a large balcony. The accommodation also features a modern fitted kitchen with integrated appliances, a generous double bedroom with a mirrored wardrobe, a second bedroom which can be used as a study/hobby room and a contemporary shower room. There is a spacious utility room housing a

washer-dryer. The apartment is ideally located in close proximity to the lift.

Landscaped Gardens

One of the main social hubs of William Grange are our landscaped gardens which offer a peaceful haven to relax and unwind. This space is enjoyed by many of the homeowners throughout the year. Best of all, Your McCarthy & Stone take care of all the maintenance, leaving you free to enjoy the beautiful gardens which blossom and bloom throughout the seasons.

Social Lifestyle

The Communal Lounge is at the heart of the community at William Grange and is where the majority of social gatherings take place. Regular activities include; Mexican and curry evenings, cocktails and canapes along with our regular coffee mornings. They're a perfect opportunity to meet your neighbours and make new friends, but there's never any obligation to join in, you can socialise as much or as little as you want.

Additional Information and Services

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

Lease Information

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

Service Charge

- 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.

Moving Made Easy

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

