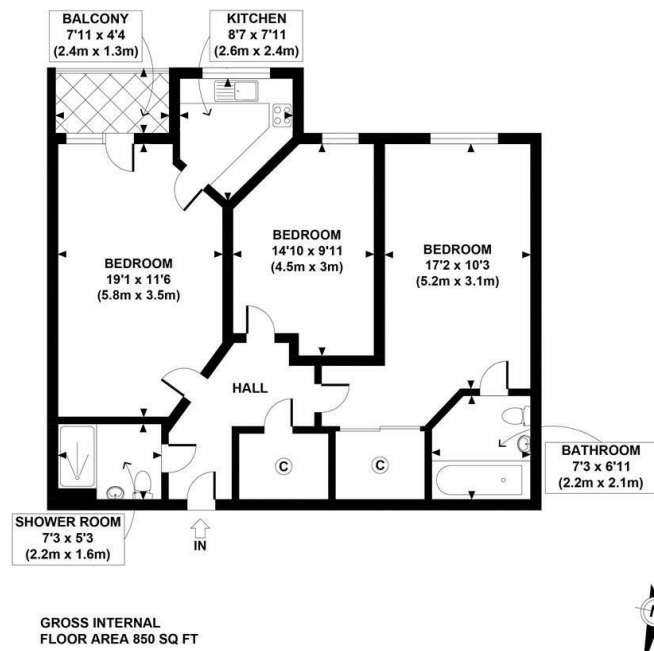


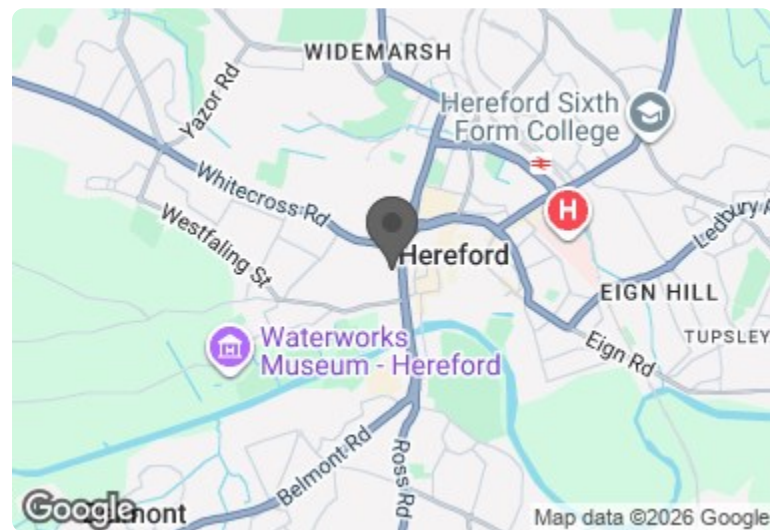
## 25 William Grange

Friars Street, Hereford, HR4 0FH



<p><b>APPROX. GROSS INTERNAL FLOOR AREA 850 SQ FT / 80 SQM</b></p> <p>Disclaimer: Floor plan measurements are approximate and are for illustrative purposes only. While we do not doubt the floor plan accuracy and completeness, you or your advisors should conduct a careful, independent investigation of the property in respect of monetary valuation</p>	<p><b>william grange</b></p> <p>date 11/07/25</p> <p><b>photoplan</b></p>
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### Council Tax Band: C



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>		<b>81</b>	<b>81</b>
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

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.

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### PRICE REDUCTION

## Asking price £285,000 Leasehold

Welcome to this charming TWO BEDROOM first-floor apartment located in the serene setting of William Grange on Friars Street, Hereford. This purpose-built retirement apartment offers a perfect blend of comfort and convenience, making it an ideal choice for those seeking a peaceful lifestyle and with the convenience of a **PARKING SPACE** closely located to the main entrance.

Situated in a desirable area, this property is close to local amenities, providing easy access to shops, cafes, and essential services. The surrounding community is welcoming and supportive, making it an excellent environment for retirees.

**Call us on 0345 556 4104 to find out more.**

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

# William Grange, Friars Street, Hereford,

## 2 Bed | £285,000

PRICE  
REDUCED

### 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 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 large storage cupboard with plumbing for washing machine.. A fresh airy feel is maintained by the Vent Axia ventilation system fitted throughout the apartment. Doors lead into bedrooms, Living room and shower room.

### Living Room

A generously sized living room with double glazed patio doors opening to reveal a walk out balcony. There's a TV point with Sky+ connectivity. Telephone point. A number of power points and two ceiling light fittings. Partially glazed door leads into the kitchen. Dimplex electric radiators

### Kitchen

A modern fitted kitchen with fully integrated appliances comprising; fridge/freezer; electric cooker; microwave; ceramic four ringed hob and extractor fan above. A double glazed window is positioned above the 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. Full length double glazed window. TV and telephone point. Door to walk in wardrobe and door to ensuite.

### Ensuite

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

### 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.

### Shower Room

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.

### Ground Rent

Annual fee - £495

### 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 annual Service charge is £3,711.71 for the financial year ending 3/3/2027.

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.

### Additional Information & Services

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

