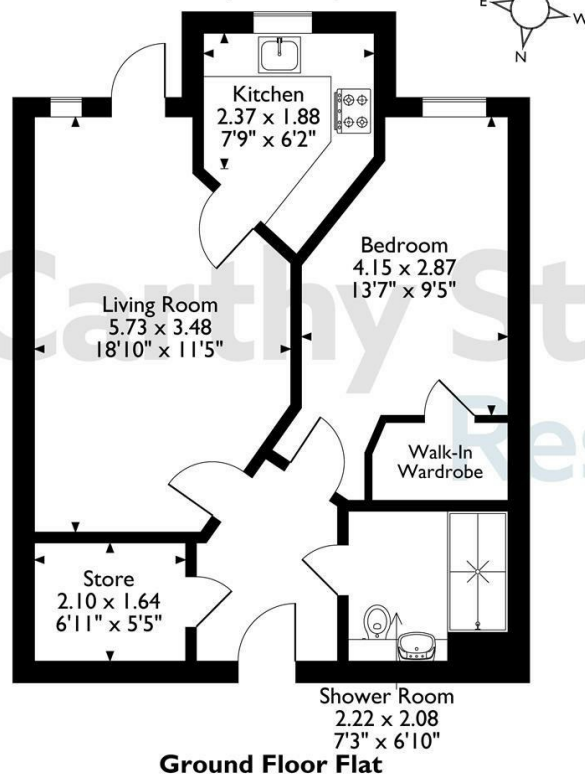
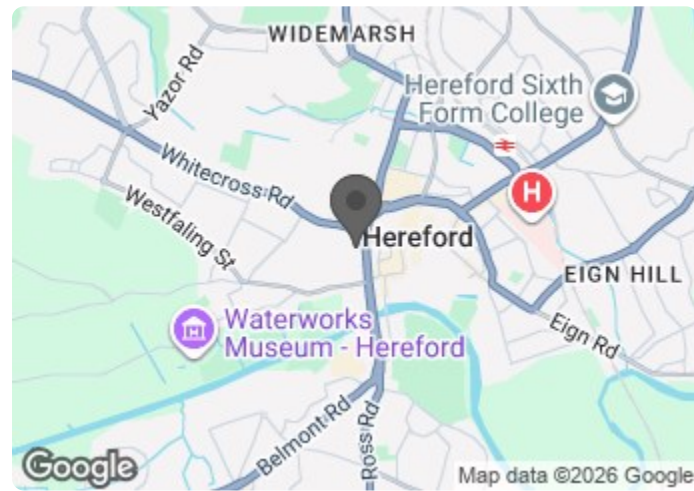


William Grange, Flat 17, Friars Street, Hereford  
Approximate Gross Internal Area  
52 Sq M/560 Sq Ft



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) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>		80	80
(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		

## 17 William Grange

Friars Street, Hereford, HR4 0FH



## Asking price £190,000 Leasehold

Welcome to this charming ONE BEDROOM GROUND FLOOR apartment located in the desirable William Grange on Friars Street, Hereford. This purpose-built residence is ideally suited for those seeking a peaceful retirement lifestyle.

The apartment features a well-proportioned reception room that offers a warm and inviting space for relaxation and entertaining. The single bedroom is comfortable and provides a tranquil retreat, while the bathroom is conveniently situated to serve both residents and guests.

One of the standout features of this property is the direct access to communal gardens and PATIO AREA, perfect for enjoying the fresh air and sunshine. Additionally, the apartment comes with an ALLOCATED PARKING SPACE, ensuring that you have convenient access to your vehicle.

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

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

# William Grange, Friars Street, Hereford, Herefordshire, HR4 0FH

## 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 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.

## Living Room

A generously sized living room with double glazed patio door opening to a patio area. 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. Dimplex electric radiators

## Kitchen

An 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 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

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

Lease: 999 years from 1st June 2019

Ground rent - £425 per annum

Ground rent review: 1st June 2034

## Service Charge (breakdown)

- Cleaning of communal windows

# 1 bed | £190,000

- 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 £2,474.47 for the financial year ending 31/03/2027.

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

## Parking

This property benefits from an allocated parking space

## 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 speak with our Property Consultant today.

