



**GENERAL INFORMATION**

**Tenure**

Leasehold. 999 years from 1 June 2019

**Services**

All mains services are connected to the property

**Outgoings**

Council tax 'B'. Service charge £2,286.53 to year ending 31/03/25

**Viewing**

By appointment through the Agents:

Hereford Office

8 King Street

Hereford, HR4 9BW

T: 01432 343477

E: hereford@shandw.co.uk

Ledbury Office

14 The Homend

Ledbury, HR8 1BT

T: 01531 631177

E: ledbury@shandw.co.uk

www.stookehillandwalshe.co.uk

**Offers**

As part of the Estate Agency Act 1979, we have a legal obligation to financially qualify every offer before it is conveyed to the vendors.

N.B. Appliances listed in these details have not been tested by the Agents. Any prospective purchasers should satisfy themselves that they are, in fact, in working order.

**Opening Hours**

MON - THUR 9.00 am - 5.30 pm

FRI 9.00 am - 5.00 pm

SAT (Remotely) 9.00 am - 12:30 pm

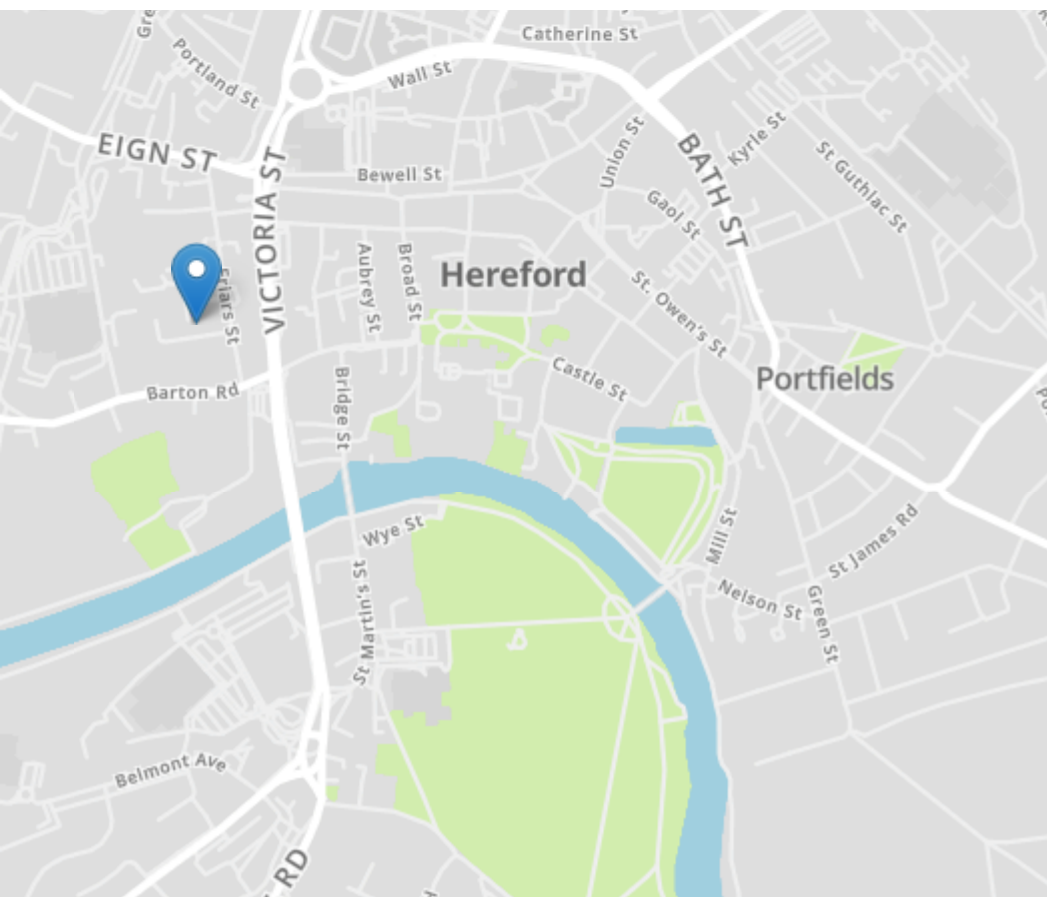
William Grange, Flat 41 Friars Street  
Hereford HR4 0FH

**£180,000**



**DIRECTIONS**

From Hereford City proceed west onto St Nicholas Street, turn right immediately after St Nicholas Church onto Friar Street and William Grange can be found approximately 400 ft on the left hand side. For those who use 'What3words'///elite.mixed.driven



MISREPRESENTATION ACT 1967 Stooke, Hill + Walshe for themselves and the Vendor of this property whose agents they are, give notice that: (1) These particulars do not constitute nor constitute any part of, an offer or a contract. (2) All statements contained in these particulars as to this property are made without responsibility on the part of Stooke, Hill + Walshe or the vendor. (3) None of the statements contained in these particulars as to the property is to be relied on as a statement or representation of the fact. (4) Any intending purchaser must satisfy himself by inspection of otherwise as to the correctness of each of the statements in these particulars. (5) The vendor does not make or give, and neither Stooke, Hill + Walshe nor any person in their employment has the authority to make or give, any representation of warranty, whatever in relation to this property.



- Short walk to city centre • Exclusive for the over 60's • Lift and stairs access • Camera entry system • Some pets allowed

**Hereford 01432 343477**

**Ledbury 01531 631177**



## The Ash - 1 bedroom

Apartments 41 & 44

Area: 578.99ft<sup>2</sup> (53.79m<sup>2</sup>)



Ground Floor



First Floor



Second Floor



This floor plan is for illustrative purposes and is a general indication of proposed room layout only. Please see individual floor plans for exact layout, specification and room dimensions. Plans are not intended to form any part of any contract or warranty unless specifically incorporated in writing into the contract.

### OVERVIEW

Exclusively designed for the over 60's William Grange is a stunning purpose built retirement development consisting of 20 one bedroom and 34 two bedroom apartments, for an active and independent retirement, and this one bedroom apartment comprises, camera entry system in entrance hall, lounge/dining room, kitchen, bedroom, bathroom and designated parking space in the secure parking area. The communal areas consist of a lounge, or for those who want to have friends and family to stay, there's the additional benefit (subject to booking) of the developments guest suite with all luxury facilities. This development welcomes some pets so please enquire if you have a beloved furry companion. Additionally there's a dedicated House Manager Monday to Friday working hours and a 24/7 emergency facility. The beautifully landscaped gardens 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. This apartment offers a lifestyle of comfort, sophistication and security for future retirement years.

There's no need to worry about getting around either, as all floors will be accessible by lift. Alongside a mobility scooter store, there are several bus stops only a 5-minute walk away. Hereford train station also has direct services. As far as amenities are concerned, the city centre has everything you could possibly need, from large supermarkets to leisure facilities. There's also a large out-of-town supermarket 10 minutes away if you want to avoid the hustle and bustle of the city.

In more detail the property comprises:  
Camera entry system through the main communal entrance door, into a communal hall with either a choice of stairs or lift leads to:

### FIRST FLOOR

#### Apartment Entrance Hall

With spot lights, carpet flooring, wall mounted electric thermostat controlled radiator, telecom for entry and door to storage cupboard with wall light, and housing immersion tank, space and plumbing for washing machine and Vent-axia system for the airflow throughout the apartment.

#### Lounge/Dining Room

3.2m x 6.2m (10' 6" x 20' 4")  
With full length floor to ceiling double glazed windows to the rear elevation, wall mounted thermostatic electric radiator, carpet flooring ceiling light point, a wealth of power points, TV and ethernet cable, and smoke alarm. Door to:

#### Kitchen

2.5m x 2.25m (8' 2" x 7' 5")  
With soft close fitted wall and base units, Bosch integrated hip height electric oven, Bosch hob and cooker hood over, single bowl sink drainer and mixer tap over, double glazed window, integrated Beko fridge and freezer unit, work surfaces, LED feature lighting under the wall units, multi point ceiling light points, power points, smoke alarm, and tiled floor.

#### Bathroom

Having tiled floor, multi ceiling light point, interflow system extractor fan, low flush WC, vanity space, wash hand basin with mixer tap, wall mounted LED light mirror, large glass shower screen with walk-in shower. Mind shower unit, hand rail assist, electric chrome towel radiator, and control for underfloor heating.

### Bedroom

4.0m x 4.0m (13' 1" x 13' 1") With double glazed window with elevated views over the garden, carpet flooring, ceiling light point, power points, TV point, thermostat controlled electric radiator, very large walk-in wardrobe with 5 separate hanging rails, shelving and houses the consumer unit, internet hub, and has continued carpet and ceiling light point on a sensor.

### COMMUNAL INFORMATION

The development has a selection of communal facilities including a homeowners lounge which is the perfect place to entertain visitors or socialise with neighbours in the development. There is a dedicated 'house manager' on site during office hours Monday to Friday to provide help where necessary and if you need assistance with any maintenance for example hanging pictures, curtains or shelves there are a selection of trades people that can be called upon. There is a 24 hours emergency call system too for peace of mind day or night. Outside there is a communal garden for the residents and their guests to enjoy and also an allocated parking space with this apartment within a private gated area.

### 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.



### At a glance...

- Lounge/Dining Room 3.2m x 6.2m (10' 6" x 20' 4")
- Kitchen 2.5m x 2.25m (8' 2" x 7' 5")
- Bedroom 4.0m x 4.0m (13' 1" x 13' 1")

### And there's more...

- Walking distance to the City centre
- Nearby amenities and walks

### Like the property?

Just call into the office or give us a call on 01432 343477, and we will be delighted to arrange an appointment for you to view the property and answer any questions you have.