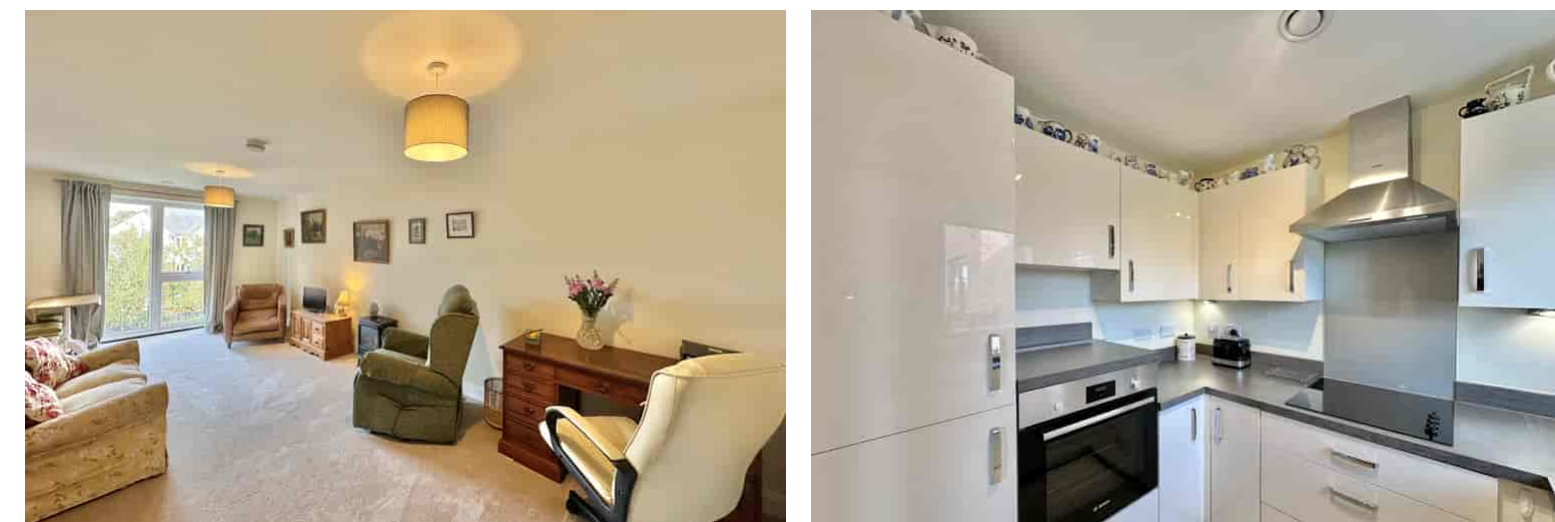


William Grange, Flat 44 Friars Street
Hereford HR4 0FH

£165,000



• A FULL VIRTUAL TOUR IS AVAILABLE ON OUR WEBSITE AND ON OUR YOUTUBE CHANNEL • Exclusive for the over 60's • Lift and stairs access • Short walk to city centre

GENERAL INFORMATION

Tenure

Leasehold. 999 years from 1 June 2019.

Services

All mains services are connected to the property.

Outgoings

Council tax band 'B'. Ground rent is £425 per annum. The service charge is £2358.88 pa / £196.58 pcm.

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

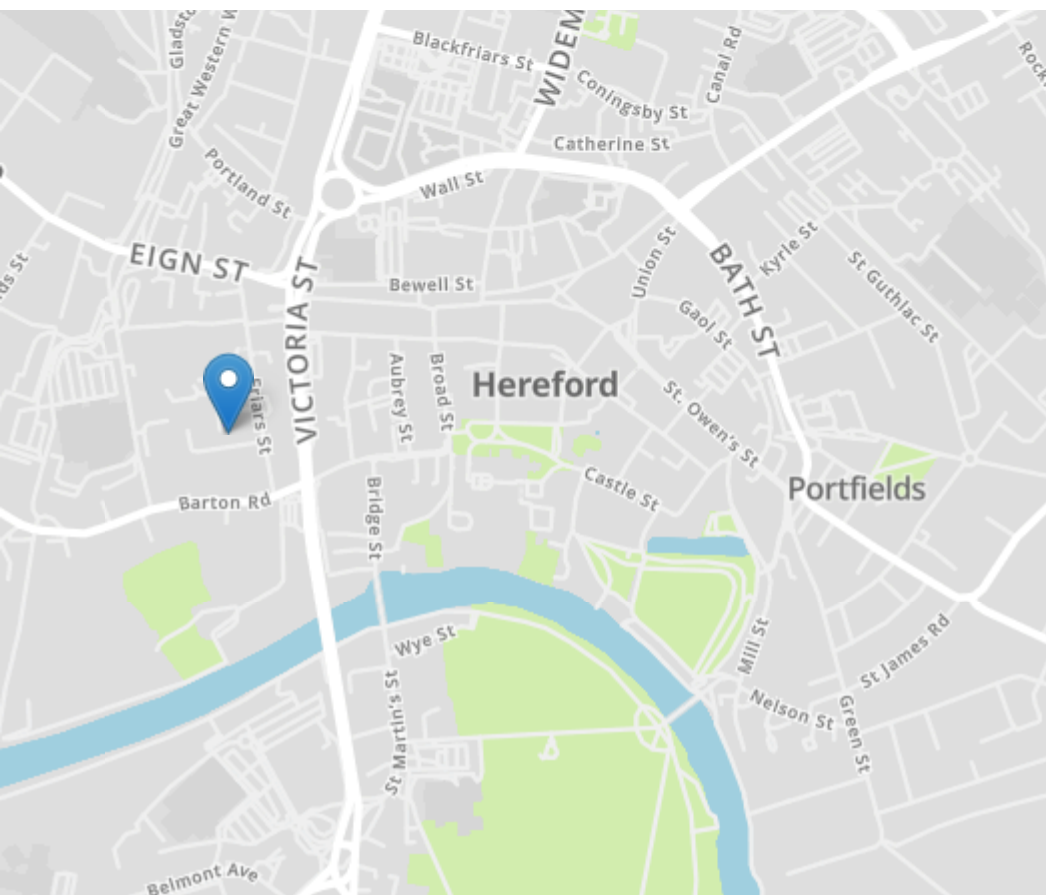
Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+)	A	
(81-91)	B	
(69-80)	C	
(55-68)	D	
(39-54)	E	
(21-38)	F	
(1-20)	G	
Not energy efficient - higher running costs		
England, Scotland & Wales	81	81
EU Directive 2002/91/EC		

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.



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



Hereford 01432 343477

Ledbury 01531 631177



A FULL VIRTUAL TOUR IS AVAILABLE ON OUR WEBSITE AND ON OUR YOUTUBE CHANNEL

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, and 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.

APARTMENT

ENTRANCE HALL

The entrance hall comprises of: entry via an oak door with a letterbox and spy hole; dimplex electric radiators; a Vent Axia ventilation system (throughout the apartment) a large storage cupboard, and doors leading to the bedroom, bathroom, and living room.

LIVING ROOM

The living room comprises of: two ceiling light points; a wealth of power points; a television point with Sky+ connectivity; a telephone point; double glazed floor-to-ceiling windows, and an opening leading to the kitchen.

KITCHEN

The modern kitchen comprises of: a fridge freezer, electric cooker, ceramic four ring hob, cooker hood; a double glazed window to the rear elevation; fitted wall and base units; pelmet lighting, and a stainless steel sink and drainer.

BEDROOM

The double bedroom comprises of: a ceiling light point; a double glazed window; a television point; a telephone point, and a door leading to a walk-in wardrobe.

SHOWER ROOM

The shower room comprises of: partial tiling; a W/C with a concealed cistern; a wash hand basin within a vanity unit, as well as a mirror above; a shower cubicle; a heated wall-mounted towel rail, and an emergency pull-cord.

OTHER INFORMATION

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 £2358.88 pa / £196.58 pcm. The service charge does not cover external costs such as your Council Tax, electricity or TV.

The Ash - 1 bedroom

Apartments 41 & 44

Area: 578.99ft² (53.79m²)



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.



At a glance...

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.