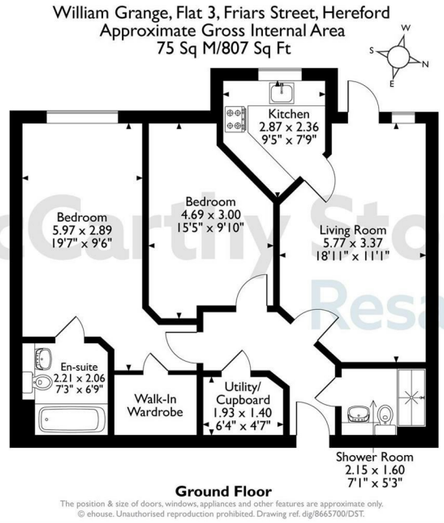
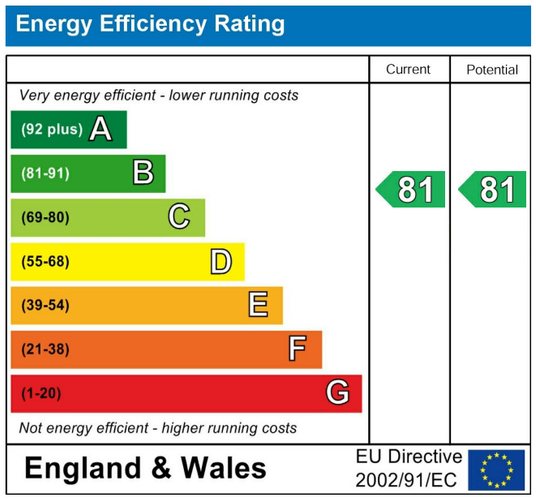
Excellent

Trustpilot

McCarthy & Stone
Resales.







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. 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, wasted time or travel expenses. The details contained within this brochure 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. Unauthorised duplication or usage for commercial purposes is prohibited by the Copyright law and will be prosecuted.

McCarthy & Stone Resales Limited
Registered Office: 4th Floor, 100 Holdenhurst Road, Bournemouth, Dorset, BH8 8AQ
Registered in England and Wales No. 10716544

The Property Ombudsman







3 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 3 William Grange could be the ideal place for you. Contact our team to arrange an appointment to view.

Asking price £285,000
Leasehold

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

Why you'll love living here:

- Two bedroom ground floor apartment
- Patio with access to the maintained communal gardens.
- Smoke detector & Intruder alarms throughout.
- House Manager
- Landscaped Gardens maintained regularly.
- NHBC 10 year guarantee allows you to buy
- Guest Suite - perfect for when friends and family come to stay.
- Lift to all floors.
- Security camera entry system for peace of mind.
- Part exchange available

McCarthy & Stone
Resales.

Trustpilot Rated Excellent

3 William Grange, Hereford

2 | 1 | Asking price £285,000

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 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 Bedrooms, Living Room and Bathroom.

Living Room
A superb ground floor living room, generously sized thanks to its location within the development, which allows ample room for dining room furniture. The double glazed patio doors give access to the maintained gardens and a small patio. TV point with Sky+ connectivity. Telephone point. A number of power points and two ceiling light fittings. Door leading into a separate Kitchen.

Kitchen
An immaculate modern fitted kitchen with fully integrated appliances comprising; fridge/freezer; electric cooker; ceramic four ringed hob and extractor fan above. Also with a composite sink and drainer and mono block chrome effect mixer tap. There are a range of base and eye level units fitted with under pelmet lighting.

Master Bedroom
A large double bedroom with central ceiling light. With floor to ceiling double glazed window allowing in plenty of natural light . TV and telephone point. Built-in wardrobe.

En-suite
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.

Parking
This property comes with its own parking space

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

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 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: £3,711.71 for the financial year ending 31/03/27.

Additional Information & Services
- Full Fibre Broadband available
- Mains water and electricity
- Electric room heating
- Mains drainage













