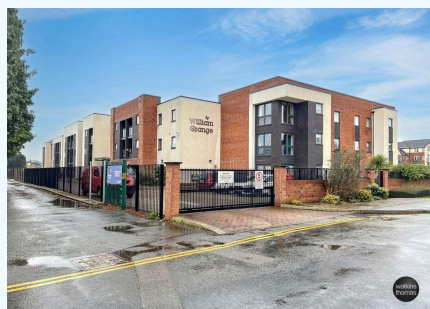




Watkins Thomas Ltd
5 King Street
Hereford HR4 9BW

Tel: 01432 272280
Fax: 01432 343444

enquiries@watkinsthomas.co.uk
www.watkinsthomas.co.uk



Flat 35 William Grange, Friars Street, Hereford, HR4 0FH

'A superbly presented two bedroom first floor apartment with its own private south facing balcony set in a gated prestigious development'

£280,000 (Leasehold)

Residential Sales

Flat 35 William Grange, Friars Street, Hereford, HR4 0FH

LOCATION

William Grange is located just a short distance from the City Centre with nearby amenities including riverside walks and local shops and a few metres away is the useful Zipper bus stop which offers a free service. Hereford as a whole offers a wide range of shopping, leisure and recreational facilities together with educational establishments and both bus and railway stations.

DESCRIPTION

A superbly presented, modern purpose-built retirement apartment located within a secure gated development comprising 54 apartments. This well-appointed two-bedroom property offers comfortable living accommodation including a spacious sitting/dining leading to a south facing balcony. Off the reception room is a large storage room/craft/hobby room, fully fitted modern kitchen, two bedrooms, large shower room and two further superb storage areas. Designed specifically for the over 60's, the development benefits from excellent communal facilities including a house manager, 24/7 emergency assistance, and a camera entry system for added security.

Residents enjoy convenient access to all floors via a lift and stairs, ensuring ease of mobility throughout the building and access from the residents' lounge to the level garden area. This retirement property presents an ideal opportunity for those seeking a secure, low-maintenance home in a vibrant community setting. This thoughtful design includes refuse store, scooter room, residents lounge all under one roof. In more detail this exceptional apartment comprises:

ON THE GROUND FLOOR:

A pair of secure entry doors give access to the ground floor with residents lounge, refuse store, scooter room, house managers office and having lift and stairs to:

THE FIRST FLOOR:

With door to the SELF CONTAINED ACCOMMODATION OF APARTMENT 35:

Reception Hall

3.23m (10'7) x 2.54m (8'4)

Having ornate ceiling light, smoke alarm, electric heater, intercom system to the main entrance door and door to large storage cupboard (5'2 max x 4'5) having electricity fuse board, telephone point and lighting. Double doors give access to THE UTILITY CUPBOARD with Gledhill Pulsacoil hot water system, Vent-Axia ventilation system, Bosch washer/dryer and further storage space. Doors to bedrooms, shower room and door to:



Sitting/Dining Room

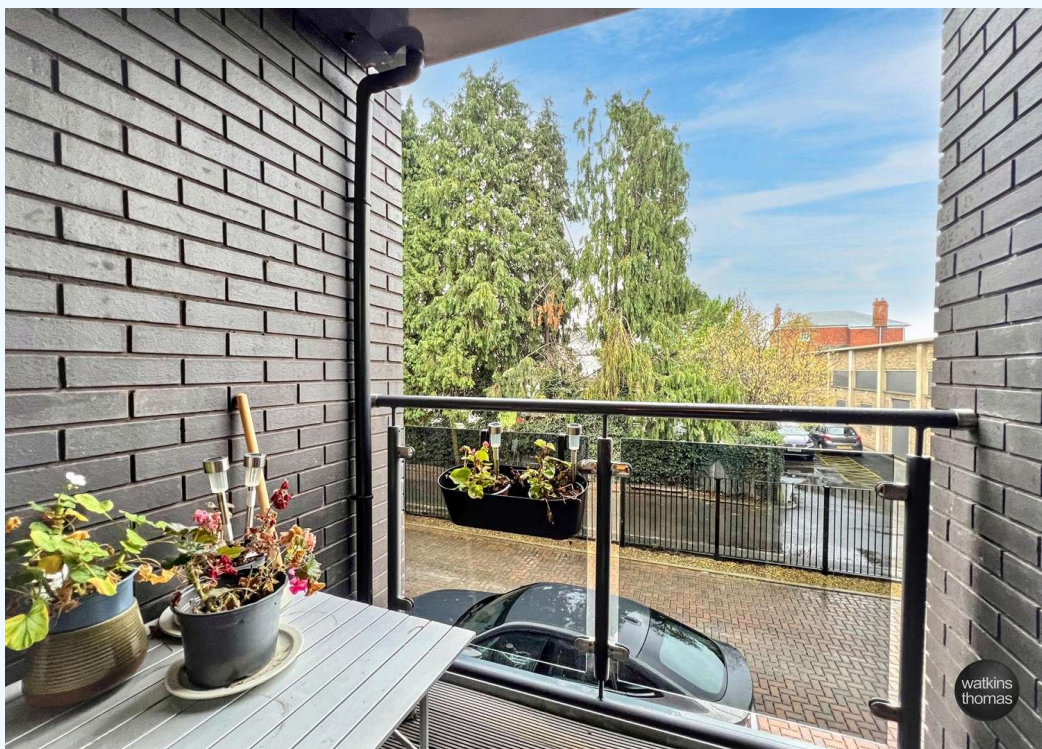
5.08m (16'8) (maximum) x 3.25m (10'8)

With French door giving access to the balcony and having a full height double glazed panel with opening window, two ornate ceiling lights, electric heater and smoke alarm. Door to:

WALK-IN CUPBOARD/HOBBY ROOM

1.98m (6'6) x 1.37m (4'6)

Flat 35 William Grange, Friars Street, Hereford, HR4 0FH



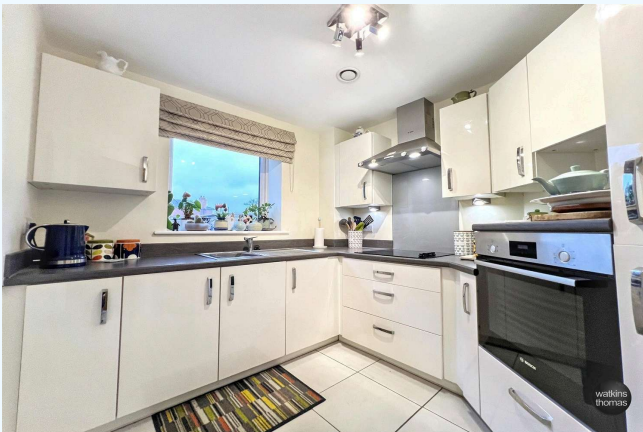
Flat 35 William Grange, Friars Street, Hereford, HR4 0FH



Kitchen

2.62m (8'7") x 2.41m (7'11")

With double glazed window to the front, a range of soft close base cupboard and drawer units with matching wall units, wood effect work top over with matching splashback, extractor vent, four way ceiling light and under counter lighting, stainless steel sink unit with mixer tap, integrated fridge and freezer, Bosch stainless steel extractor hood, Bosch four ring ceramic hob with splashback, raised stainless steel Bosch oven, tiled floor and smoke alarm.



Bedroom 1

4.14m (13'7") (maximum) x 2.9m (9'6")

With double glazed window to the front, electric heater, double mirror fronted wardrobes with hanging rail and storage shelving, television and telephone points.



Bedroom 2

3.63m (11'11") (maximum) x 2.84m (9'4")

With double glazed window to the front, electric heater, television and telephone points.

WATKINS THOMAS LTD registered in Cardiff, No: 8037310. These particulars are used on the strict understanding that all negotiations are conducted through WATKINS THOMAS LTD. MISREPRESENTATION ACT - 1967 WATKINS THOMAS LTD, for itself and for the Vendors of this property whose agent it is give notice that: 1. These particulars do not constitute, nor constitute any part of an offer or contract. 2. All statements contained in these particulars as to this property are made without responsibility on the part of WATKINS THOMAS LTD or the Vendor. 3. None of the statements contained in these particulars as to this property are to be relied on as statements or representations of fact. 4. Any intending purchaser must satisfy himself by inspection or otherwise as to the correctness of each of the statements contained in these particulars. 5. The Vendor does not make or give, and neither WATKINS THOMAS LTD nor any person in its employment has authority to make or give any representation or warranty whatever in relation to this property.

Flat 35 William Grange, Friars Street, Hereford, HR4 0FH

Shower Room

2.06m (6'9) x 2.16m (7'1)

Largely tiled walls and having a large shower cubicle comprising shower tray with a non-slip surface, glass shower screen, chrome shower on bracket, grab bars, vanity wash hand basin with mixer tap, wooden worktop and mirror over. Dual flush low level wc, extractor fan, chrome radiator and digital control.



OUTSIDE:

The property is located behind double controlled entry gates where there is visitor parking.

Communal gardens are found to the side and rear of the property and can be accessed via the communal lounge.

FACILITIES

Residents benefit from a welcoming communal lounge complete with a kitchen area, providing an ideal space for socialising and having double doors opening onto well maintained communal gardens. William Grange also benefits from a scooter room, bin store and a House Manager who is available Monday to Friday to help with everyday issues.

Included within the service charge is the benefit of the on site House Manager, 24 hour emergency call system, future maintenance fund, upkeep of gardens and grounds, on site guest suite (subject to booking), buildings insurance, water, heating and lighting for the communal areas.

TENURE

The property is held on a 999 year lease which commenced in 2019.

SERVICE CHARGE & GROUND RENT

The current service charge and ground rent (February 2026) is understood to be in the sum of £295 per calendar month (planned service charge for 2026/2027 £304pcm). Water rates for all communal areas and apartments are included in the service charge.

COUNCIL TAX BAND C

Payable to Herefordshire Council

BROADBAND & MOBILE PHONE COVERAGE


Broadband - Ultrafast available.

Mobile Phone Coverage - Please use <https://checker.ofcom.org.uk/en-gb/mobile-coverage> to verify mobile coverage of different networks at this address.

SERVICES

It is understood that mains electricity, water and drainage services are connected to the property. Confirmation in respect of mains service supplies should be obtained by the prospective purchaser. None of the electrical goods or other fittings has been tested and they are sold without warranty or undertaking that they are installed to current standards.


VIEWING

Strictly by appointment through the agents, telephone Hereford (01432) 272280 .

DIRECTIONAL NOTE

Proceed West out of Hereford West to the traffic lights on Victoria Street, continue straight over and then take the first right by St Nicholas Church. William Grange will be found a short distance along on the left hand side behind double gates.

FOR FURTHER INFORMATION

PLEASE CONTACT Steven J. Thomas BSc (Est Man) FNAEA, Jenny A Thomas or Antony Gough on Hereford (01432) 272280 . For a selection of other properties currently available, please visit www.watkinsthomas.co.uk, www.rightmove.co.uk, www.onthemarket.com or www.guildproperty.co.uk. ID42171 - 13th February 2026

Flat 35 William Grange, Friars Street, Hereford, HR4 0FH

ENERGY PERFORMANCE CERTIFICATE

An Energy Performance Certificate has been prepared in respect of this property and the results are shown in the adjacent charts. More information is available on request.

Energy rating and score

This property's energy rating is B. It has the potential to be B.

[See how to improve this property's energy efficiency.](#)

Score	Energy rating	Current	Potential
92+	A		
81-91	B	85 B	85 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

The graph shows this property's current and potential energy rating.

Properties get a rating from A (best) to G (worst) and a score. The better the rating and score, the lower your energy bills are likely to be.

For properties in England and Wales:

- the average energy rating is D
- the average energy score is 60

Flat 35 William Grange, Friars Street, Hereford, HR4 0FH

FLOOR PLAN

This floor plan is for illustrative purposes only and measurements of doors, windows, rooms and any other items are approximate. No responsibility is taken for any error, omission, or misstatement. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

