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Apartment 25, William Grange, Friars Street, Hereford, HR4 0FH

A modern, purpose built first floor apartment, offering an excellent opportunity to purchase a two bedroom/two bathroom apartment with living space opening onto a balcony with views over the garden. Allocated parking, communal gardens and convenient scooter storage with charging facilities.

£275,000 (Leasehold)

Residential Sales

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LOCATION

DESCRIPTION

A modern, purpose-built two-bedroom, two-bathroom first floor apartment offering a comfortable and contemporary living space with kitchen area off. This well-appointed apartment features a spacious reception room and benefits from a private balcony overlooking beautifully maintained wrap-around communal gardens.

This apartment has its own allocated parking space, there is a dedicated charging area for mobility scooters, alongside the convenience of an on-site manager and a communal lounge. Situated just a short distance from Hereford City Centre, the property combines ease of access with a peaceful setting.

Designed specifically for the over 60's, the development benefits from excellent communal facilities and in more detail 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:

ON THE FIRST FLOOR:

With door to THE SELF CONTAINED ACCOMMODATION OF APARTMENT 25:

Entrance Hall

Having inset spot light fittings, 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. Door 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:

Shower Room

2.13m (7'0) x 1.6m (5'3)

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

Sitting/Dining Room

5.82m (19'1) (maximum) x 3.45m (11'4) (maximum)

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



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Kitchen

2.62m (8'7) (maximum) x 2.36m (7'9) (maximum)

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



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Bedroom 1

5.99m (19'8) (maximum) x 2.87m (9'5) (maximum)

With double glazed window overlooking the gardens with full height double glazed panel to the side, electric heater, fitted shelving, television and telephone points. Door to en-suite bathroom and door to:



WALK-IN WARDROBE AREA

1.85m (6'1) x 1.4m (4'7)

With lighting, wood effect fitted storage shelving and hanging rails.

En-Suite Bathroom

Largely tiled walls, panel enclosed bath with chrome shower on bracket over, grab bars, glass shower screen, vanity wash hand basin with mixer tap, wooden worktop, double cupboard below and touch light mirror over. Dual flush low level wc, extractor fan, chrome radiator and digital control.



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Bedroom 2

4.39m (14'5) (maximum) x 2.87m (9'5) (maximum)

With double glazed window overlooking the garden and full height double glazed panel to the side, electric heater, television and telephone points.



OUTSIDE:

The property is located behind double controlled entry gates where there is visitor parking and an allocated space for Apartment 25.

Beautifully landscaped gardens surround the property and can be accessed from all sides including double doors from the communal lounge.



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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 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

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 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.

22nd September 2026

ID42807

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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	83 B	83 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

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.