

2 bed retirement property to buy in HR4

Friars Street, Hereford, Herefordshire, HR4 0FH

£135,000 Starting Bid

x 2 x 1 x 1

Tenure

Leasehold

Residents parking

Property features

- Being Sold via Secure Sale online bidding. Terms & Conditions apply
- Two Bedroom Apartment
- Corner, First Floor
- Southerly Facing
- EPC Rating B

Key Information

- Council Tax: Band C
- EPC Rating: B
- Heating supply: Electric
- Electric supply: National Grid
- Water supply: Direct mains water
- Broadband: FTTC (fibre to the cabinet)
- Mobile signal: Good

Arrange a viewing

Joe Nicholson
Branch Manager
Midlands Auction

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- Flexible viewing slots
- Accompanied viewings

Description

Priced For Quick Sale. Being Sold via Secure Sale online bidding. Terms & Conditions apply.

An immaculately presented two-bedroom, first-floor corner apartment situated within an exclusive, gated retirement development for the over-60s. This stylish, modern home has been recently redecorated with new carpets and is offered with no onward chain.

Key Features

Convenient Location: A short distance from Hereford city centre, riverside walks, and the complimentary Zipper bus service.

Secure Living: Gated complex with a secure camera entry system, on-site House Manager (weekdays), and 24-hour emergency assistance.

Allocated Parking: Includes a designated parking space and access to visitor parking.

Communal Facilities: Residents' lounge with kitchenette, landscaped gardens, lift access, guest suite, and a mobility scooter room.

Accommodation

Entrance Hall

A welcoming space featuring an intercom system, electric heating, and ample storage, including a dedicated utility cupboard with a washer/dryer and ventilation unit.

Living / Dining Room

A bright and spacious reception room designed for both relaxation and entertaining.

Kitchen

A contemporary fitted kitchen with modern wall and base units, integrated fridge/freezer, ceramic hob, built-in oven, and tiled flooring.

Bedroom One & Dressing Room

A generous principal bedroom benefiting from a private walk-in wardrobe/dressing room.

Bedroom Two

A versatile second bedroom, ideal for guests, a home office, or a hobby room.

Shower Room

A well-appointed, modern suite featuring a large walk-in shower, vanity wash basin, WC, and heated towel rail.

Additional Storage

A flexible walk-in room suitable for extra storage or use as a hobby space.

Essential Information

Tenure: Leasehold (999 years from 2019).

Service Charge: Currently £295 pcm (increasing to £304 pcm for 2026/27). Includes water, communal maintenance, building insurance, and 24-hour emergency call system.

Council Tax: Band C (Herefordshire Council).

Services: Mains electricity, water, and drainage. Ultrafast broadband available.

Location & Directions

From Hereford city centre, head west toward Victoria Street. Cross the traffic lights and take the first right by St Nicholas Church. William Grange is located shortly after on the left-hand side.

Viewing: Strictly by appointment through Williams Estate Agents.

For sale through Pattinson Auction under Conditional Terms.

Council Tax Band: C

Tenure: Leasehold

Length of Lease: 997

Annual Ground Rent Amount: £495.00

Annual Service Charge Amount: £2,474.00

Price: Starting Bid £135,000

Property Type: Retirement property

Parking: Residents

Construction materials: Brick and block

Roofing type: Flat

Risk of floods and or erosion: No

Flooded in last 5 years: No

Flood defences: No

Planning permissions or proposals for development: No

Coalfield or mining area: No

Listed property: No

Conservation area: No

Public rights of way: No

Adaptions for accessibility: No

Restrictions: No

Required access: No

Heating: Electric

Electric: National Grid

Water: Direct mains water

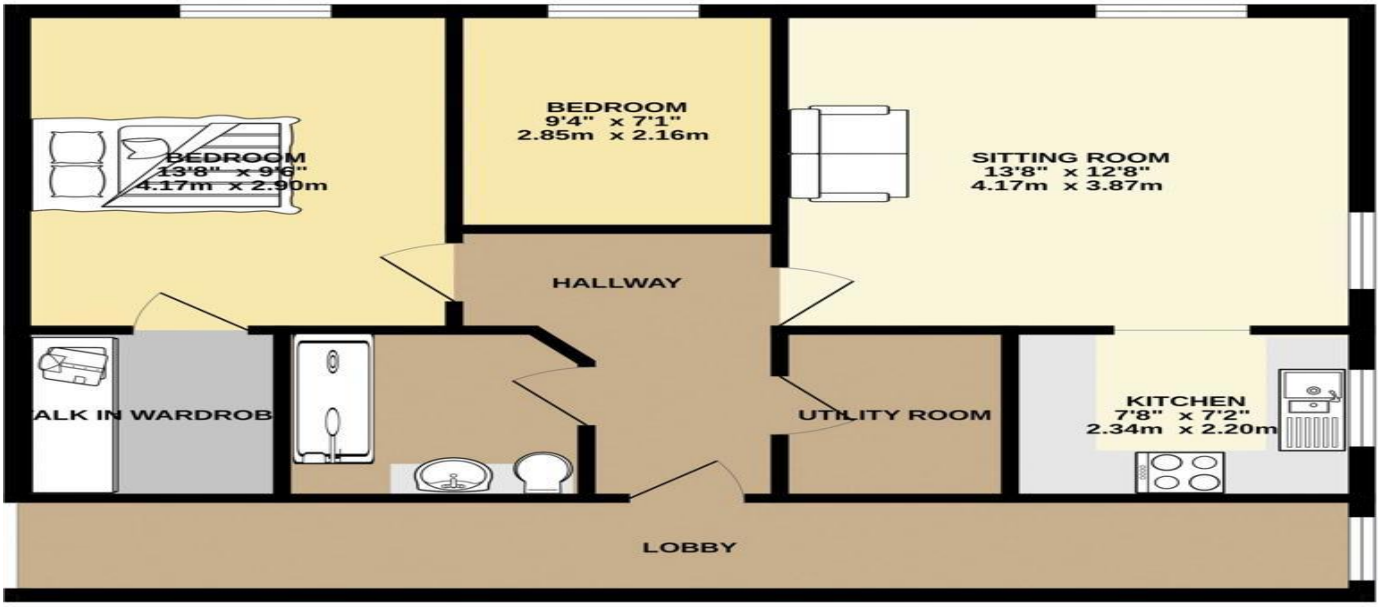
Sewerage: Standard UK domestic

Air conditioning: No

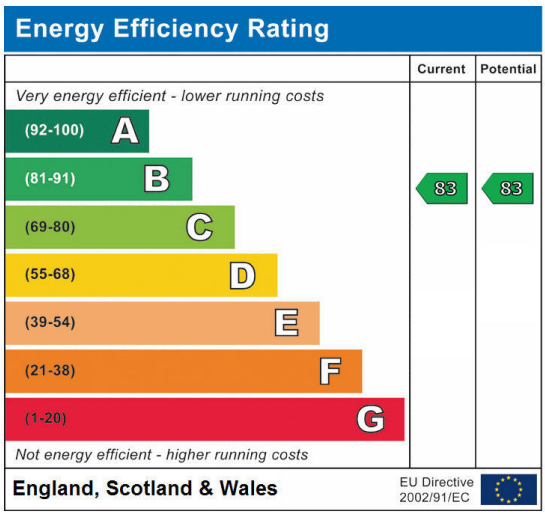
Broadband: FTTC (fibre to the cabinet)

Mobile signal coverage: Good

GROUND FLOOR
733 sq.ft. (68.1 sq.m.) approx.



TOTAL FLOOR AREA : 733 sq.ft. (68.1 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Friars Street, Hereford, Herefordshire, HR4 0FH

Contact your local branch today for more information on this property:

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