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Usher Drive, Banbury, OX16 1AG

£180,000

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Tenure: Leasehold;

## DESCRIPTION

A top floor two bedroom apartment located on the popular Hanwell Fields development. Accommodation comprises entrance hall, lounge/diner, kitchen, 2 bedrooms (en-suite to master bedroom) and bathroom. Additional storage provided via loft access and in the communal area. Gated parking to the rear. In the valuers opinion, the property is presented in excellent condition. Viewing highly recommended.

### Communal Entrance Hall

With security entry phone access, communal stairway with stairs rising to the second floor, private front door

### Entrance Hall

Window to front aspect, full loft access over apartment, radiator, entry phone system.

### Lounge / Diner

Two windows to front aspect, two radiators, tv point, telephone point, archway to :

### Kitchen

Window to rear aspect, fitted kitchen comprising a range of wall and base mounted units with work surfaces over, incorporating a stainless steel sink/drain, gas hob with extractor above and oven/grill below. Integrated washer dryer, space for fridge and freezer beneath work surface. Built-in cupboard containing boiler, radiator.

### Bedroom One

Window to rear aspect, built in wardrobes, radiator, door to :-En-Suite Suite comprises low level wc, wash hand basin, shower cubicle, extractor fan, radiator.



Approx. Gross Internal Area:- 60.9 sq.m. 656 sq.ft.



- Immaculate two bedroom apartment
- Double glazed throughout
- Gas central heating
- Council Tax Band Band B £1.829
- Property Ref: JV0032
- En-suite to master bedroom
- Fitted Kitchen
- Allocated parking space
- No onward chain



### Energy rating and score

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

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

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	78 C	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

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