



Flat 2, Usher House, Usher Drive
Banbury



ROUND & JACKSON
ESTATE AGENTS



Flat 2, Usher House, Usher Drive

Banbury, OX16 1AG

£185,000

A spacious and very well-presented two-bedroom first-floor apartment on the popular Hanwell Fields development. Offering bright accommodation, an en-suite to the main bedroom and gated allocated parking.

The Property

A spacious and very well-presented two-bedroom first-floor apartment, forming part of a small block of just six properties on the popular Hanwell Fields development, on the northern side of Banbury. The property offers bright and well-proportioned accommodation, including a generous open-plan sitting/dining room, good-sized kitchen, main bedroom with en-suite, a second bedroom and a stylish family bathroom. Further benefits include gated allocated parking and use of a small communal garden area. Usher House is situated within the popular Hanwell Fields development on the northern side of Banbury. The development is well placed for a range of local amenities and schooling, while also providing convenient access into Banbury town centre and the surrounding area. Overall, this is a spacious and well-maintained apartment which combines generous living accommodation with allocated gated parking, making it an attractive proposition for first-time buyers, professionals, downsizers or investment purchasers. We have prepared a floor plan to show the room sizes and layout, some of the main features include:

Communal Entrance

A very well maintained communal entrance hall with stairs rising to the first floor, where a private entrance door leads into the apartment.

Hallway

A spacious and welcoming hallway with doors leading to all rooms, laminate flooring and a sash window to the front aspect.

Sitting/Dining Room

A particularly spacious, bright and airy open-plan sitting and dining room with two sash windows to the front aspect providing plenty of natural light. There is laminate flooring throughout and ample space for a dining table and chairs, together with a good range of sitting room furniture. The room is semi-open plan to the kitchen, creating a sociable and practical living space.

Kitchen

A good-sized kitchen with a continuation of the laminate flooring and a range of beech-coloured wall and base cabinets with work surfaces over and tiled splash backs. There is a sink and drainer positioned beneath a window overlooking the rear aspect, an integrated electric oven, four-ring gas hob with extractor hood over, space and plumbing for a washing machine and space for a fridge. A built-in cupboard houses the Glow-worm gas-fired boiler.

Bedroom One

A large main bedroom with a window to the rear aspect and fitted wardrobes providing useful storage. A door leads through to the en-suite shower room.

En-Suite

Replaced approximately one year ago and attractively fitted with a modern white suite comprising a shower cubicle, WC and wash hand basin with vanity storage beneath. There are attractive panelled splash backs, a heated towel rail and wood-effect vinyl flooring.

Bedroom Two

A single bedroom, currently used as a home office/study, with a sash window to the front aspect and a useful built-in wardrobe.



Bathroom

A stylish bathroom refitted approximately four years ago, with a white suite comprising a freestanding bath with rainfall shower and separate handheld attachment, WC and wash hand basin. The room is finished with attractive white metro-style wall tiling, tiled flooring and a heated towel rail.

Outside

To the rear of Usher House is an electric gated parking area, within which the apartment benefits from one allocated parking space. The allocated space is the second space on the left-hand side upon entering the car park. There is also a small communal lawned garden area to the rear for the use of residents.

Directions

From Banbury Cross proceed in a northerly direction via Horsefair and North Bar Street. At the traffic light controlled cross roads, turn left on the Warwick Road, B4100. Follow this road towards the outskirts of the town and at the fifth roundabout turn right onto Dukes Meadow Drive. Take the first right at the roundabout onto Usher Drive and follow the road for around 200 yards and as you approach the left-hand bend, the apartment block is immediately on your left.

Situation

Banbury is conveniently located only 2 miles from junction 11 of the M40 putting Oxford (22 miles), Birmingham (43 miles), London (78 miles) and of course the rest of the motorway network within easy reach. There are regular trains from Banbury to London Marylebone (51 mins) and Birmingham Snow Hill (55mins). Birmingham International airport is 42 miles away for UK, European and New York Flights. Some very attractive countryside surrounds and many places of historical interest are within easy reach.

Services

All mains services connected. The gas-fired boiler is located in the kitchen.

Local Authority

Cherwell District Council. Tax band B.

Tenure

A leasehold property with around 124 years remaining on the current lease.

Viewing arrangements

Strictly by prior arrangement with Round & Jackson.

Agents Note

Around 124 years remaining on the current lease. Service charge is around £1700.00 per year. Ground rent is £100.00 per year. Management company is HML.





First Floor

First Floor Approx Area = 64.68 sq m / 696 sq ft

Measurements are approximate, not to scale,
illustration is for identification purposes only.

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

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