

FOR SALE



The Lion Brewery, St Thomas' Street

Offers in Excess of £500,000



The Lion Brewery, St Thomas' Street

Key Notes:

- Second Floor Apartment
- Prime Location
- Vacant Possession- Mid August 2025
- Allocated Parking Space
- No Onward Chain
- Tenure: Share of Freehold
- Lease Term: 125 years from 24th June 2003
- No Ground Rent
- Service Charge: £4,167.00 PA
- Council Tax Band: D
- Lift

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	77 C	78 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		



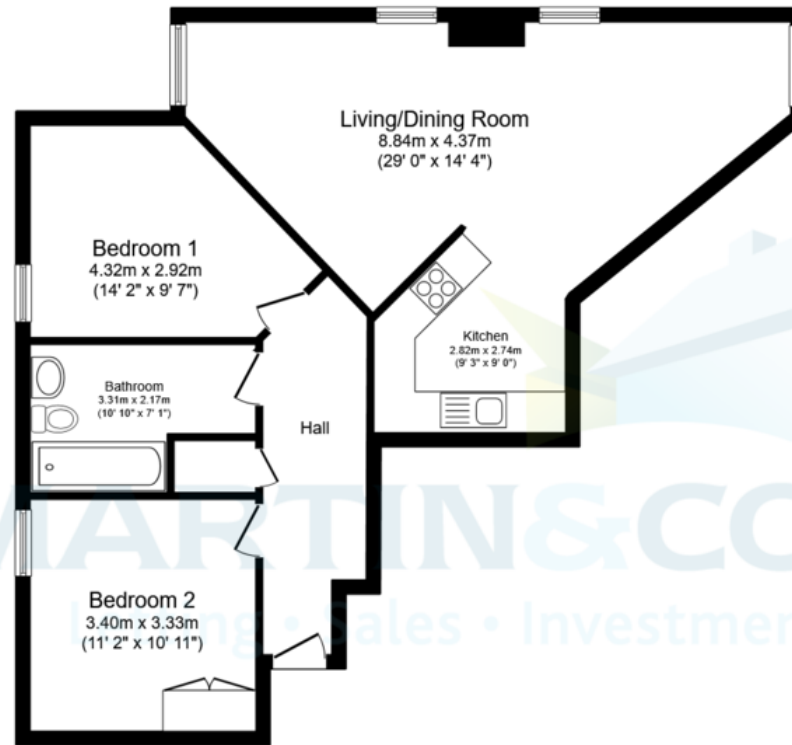
Martin and Co is delighted to present a beautiful two bedroom second floor apartment situated in the Lion Brewery. The property is being sold with no onward chain and has tenants until August 2025.

Originally the Lion Brewery show apartment, the main reception room has impressive floor to ceiling windows on three sides giving amazing light all year round. The kitchen is well appointed with a comprehensive range of attractive units and quality built in appliances including a Kenwood dishwasher, a Hotpoint washer dryer, fridge, freezer, AEG fan oven and AEG microwave/combi oven.

The master bedroom benefits from a mirrored wall and fitted cupboards. Bedroom 2 is a good size room which can be used as a second bedroom or as a study. There is additional storage space in the hall.

The apartment comes with its own allocated parking, a lift and well maintained communal areas.





floor plan
Floor area 71.8 m² (773 sq.ft.)

TOTAL: 71.8 m² (773 sq.ft.)

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.Propertybox.io

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