

FOR SALE



The Lion Brewery, Oxford  
Guide Price £550,000

MARTIN&CO

# The Lion Brewery, Oxford

## Key Notes:

- First Floor Apartment
- Central Location
- Two Bathrooms (inc En-Suite Shower)
- Garage Included
- Council Tax Band: F
- No Onward Chain
- Vacant Possession
- Ground Rent: £0.00 PA
- Service Charge: £4,092.74 PA
- Lease Term: 125 Years from 24<sup>th</sup> June 2003
- Tenure: Share of Freehold
- Close to Oxford Train Station



A beautiful first-floor two-bedroom apartment set within a characterful former brewery, originally established in 1743 and thoughtfully converted in 2002. This unique home blends rich heritage with modern design, offering stylish city living just a short walk from central Oxford.

Positioned within a beautifully restored development, the apartment enjoys a bright and spacious open-plan living arrangement. The kitchen, dining, and lounge areas flow seamlessly together, creating a sociable and contemporary space ideal for both everyday living and entertaining. Large windows draw in natural light, highlighting the modern fittings throughout. The kitchen is fully equipped with integrated appliances, generous cabinetry, and sleek work surfaces.

The property features two well-proportioned double bedrooms. The principal bedroom benefits from built-in wardrobes and a private en-suite shower room. The second bedroom is ideal for guests, family, or a home office.

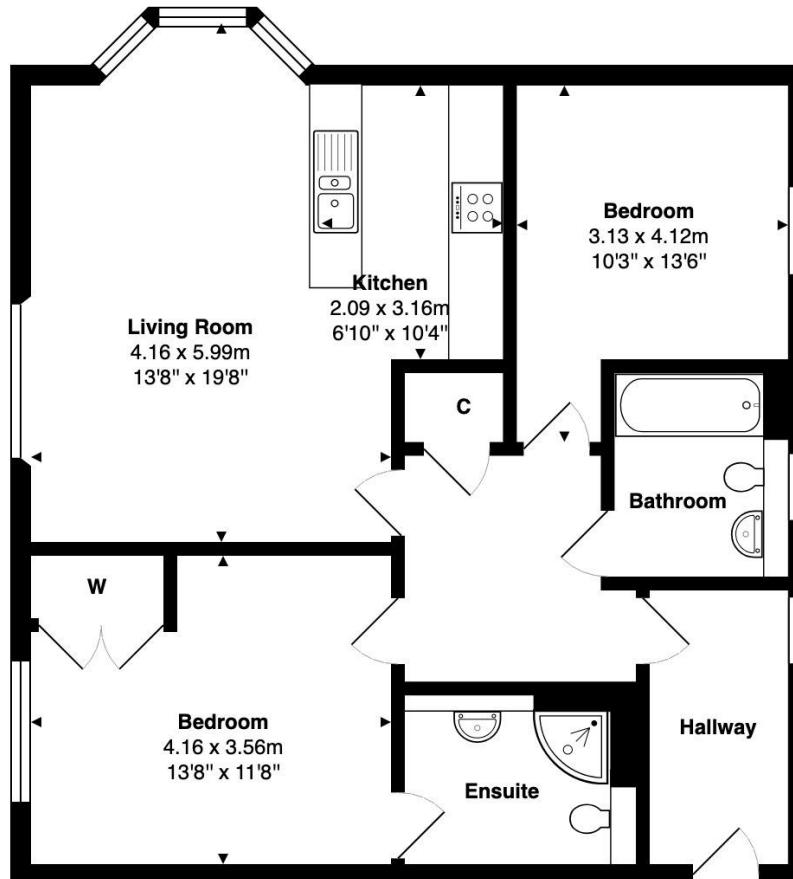
A modern family bathroom is also included, finished with a full-sized bath, shower over, vanity basin, and WC. Cleverly integrated storage solutions throughout the apartment maximise practicality without compromising on style.

The secure, professionally managed development retains striking architectural features that celebrate its industrial heritage while offering all the benefits of modern construction.

Located within easy walking distance of Oxford city centre, the apartment provides immediate access to shops, restaurants, historic landmarks, and excellent transport links. This property represents an outstanding opportunity for professionals, couples, or investors seeking a distinctive home in a prime location.

\*\*\*Living Room Furniture in images are not included and are used just for Marketing Purposes\*\*\*





First Floor



Approximate Gross Internal Area 80.0 m<sup>2</sup> ... 861 ft<sup>2</sup>

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms, and any other items are approximate. No responsibility is taken for any error, omission, or mis-statement.

This plan is for illustrative purpose only and should be used as such.

Drawn by E8 Property Services. [www.e8ps.co.uk](http://www.e8ps.co.uk)

## Martin & Co Oxford

31 Woodins Way • Paradise Street • • OX1 1HD  
T: 01865 812110 • E: [oxford@martinco.com](mailto:oxford@martinco.com)

# 01865 812110

<http://www.martinco.com>

**Accuracy:** References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. Items shown in photographs including but not limited to carpets, fixtures and fittings are not included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property. No person in the employment of the agent has any authority to make any representation about the property, and accordingly any information given is entirely without responsibility on the part of the agents, sellers(s) or lessors(s). Any property particulars are not an offer or contract, nor form part of one. **Sonic / laser Tape:** Measurements taken using a sonic / laser tape measure may be subject to a small margin of error. **All Measurements:** All Measurements are Approximate. **Services Not tested:** The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor.

