

FOR SALE



**The Lion Brewery, St Thomas' Street
Offers In Excess Of £600,000**


MARTIN&CO

The Lion Brewery, St Thomas' Street

Key Notes:

- Allocated Parking Space
- Close to Oxford Train Station
- Vacant Possession
- Master Bedroom inc En-Suite Shower Room
- Council Tax Band: F
- No Onward Chain
- Service Charge: £2,759.84 Bi-Annually
- Ground Rent: £0.00 PA
- Lease Term: 999 Years from 24th June 2003
- Tenure: Share of Freehold

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	79 C	79 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		



A spacious and well-presented two-bedroom apartment situated within the highly regarded Lion Brewery development, ideally positioned in the heart of Oxford city centre. Offered to the market with no onward chain, the property benefits from allocated parking, lift access and two bathrooms.

Located on the first floor, the accommodation opens into a welcoming entrance hall and spacious hallway, leading through to an impressive open-plan kitchen and living area. The property benefits from a larger-than-standard living space, providing an excellent area for both dining and relaxing, with plenty of flexibility for different furniture arrangements. A Juliet balcony provides additional natural light and enhances the feeling of space.

The principal bedroom is a generous double and benefits from built-in storage and an en-suite shower room. There is a further well-proportioned double bedroom alongside the main bathroom, while a separate laundry room provides useful additional storage and practicality.

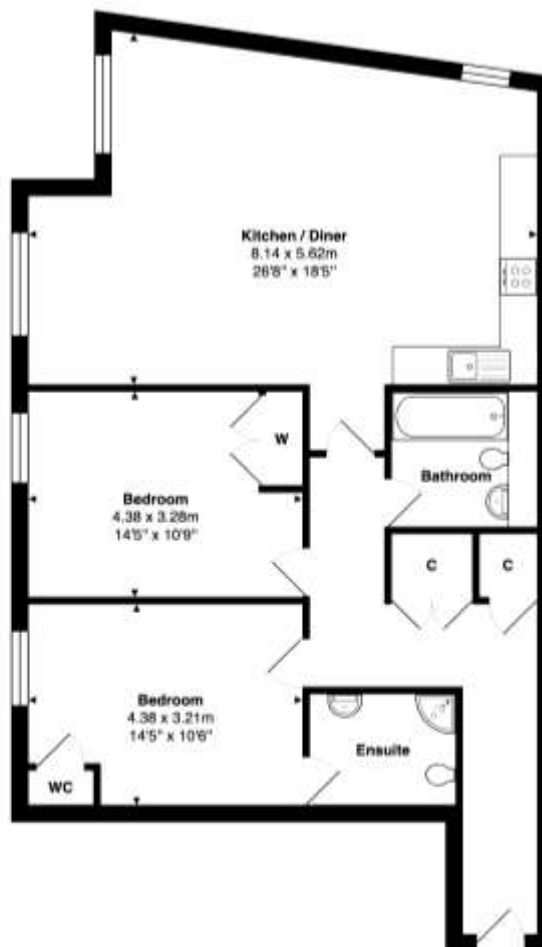
The apartment has been well maintained during the current owners' ownership, with improvements including the replacement of the water cylinder.

Externally, the property benefits from allocated parking for one vehicle, a particularly valuable feature for a central Oxford location. The development also provides the convenience of lift access to the apartment.

Situated on St Thomas Street, the development is exceptionally well placed for Oxford city centre, with Oxford railway station and Westgate both just a short walk away, alongside the city's extensive selection of shops, restaurants, cafés and historic attractions.

Combining a larger-than-standard living space, two double bedrooms, two bathrooms, allocated parking and a prime central location, the apartment would make an excellent city home, investment opportunity or Oxford base.





First Floor

Approximate Gross Internal Area

96.6 m² ... 1039 ft²

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 EB Property Services. www.ebprops.co.uk



Martin & Co Oxford

31 Woodins Way • Paradise Street • • OX1 1HD
T: 01865 812110 • E: 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.