

**FOR SALE**



**The Lion Brewery, St Thomas' Street**  
**Guide Price £530,000**

  
**MARTIN & CO**





## The Lion Brewery, St Thomas' Street

2 Bedrooms, 1 Bathroom

**Guide Price £530,000**

- Two Double Bedrooms
- Spacious Living Space
- First Floor Apartment
- Tenants in Situ until November 2024
- Great Access to Saïid Business School and Train Station
- Close to Westgate Shopping Centre
- Service Charge: £3750pa
- Ground Rent: Peppercorn
- Property Tenure: Share of Freehold
- Lease Length: 104 Years Remaining
- Council Tax Band: E

**DESCRIPTION:** Martin & Co welcome this lovely two bed apartment situated in the historic central-Oxford development The Lion Brewery.

Accommodation includes an entrance lobby leading to a spacious open plan living and dining room overlooking the Wareham mill stream with adjoining modern kitchen with quality integrated appliances. A separate utility cupboard in the hallway houses a washer/dryer. The two double bedrooms overlook the mill stream, and each have spacious fitted wardrobes and both rooms are fully carpeted. This top-quality apartment has a spacious family bathroom with bath, shower, basin, WC and heated towel rail. The apartment is ideal for home or investment buyers and is available with no onward chain. The property can be sold with or without the quality designer furniture.

This apartment is in the heart of the city-centre with the rail and bus stations just 3-minute and 5-minute walks away respectively. Also within walking distance are Oxford's fine restaurants and bars, theatres, and

cinemas, as well as the fantastic Westgate Shopping Centre, with its roof terrace restaurants and first-class retail.

Viewing strictly by appointment with Martin and Co.

**ENTRANCE HALL** Wood flooring, security intercom phone, storage/utility cupboard housing airing cupboard.

**LIVING/KITCHEN/DINING AREA** 22' 5" x 15' 3" (6.83m x 4.65m) Living area is carpeted, double glazed window to mill stream aspect, ceiling spotlights. Carpeted in dining space, double glazed window to rear aspect, modern fitted kitchen with a range of appliances including built-in oven hob and extractor fan, dishwasher, fridge/freezer, microwave oven, stainless steel insert sink splash backs, ceiling down lights.





**BEDROOM 14' 4" x 10' 8" (4.37m x 3.25m)** Double glazed window to mill stream, built-in wardrobe, ceiling spotlights

**BEDROOM 16' 2" x 11' 10" (4.93m x 3.61m)** Double glazed window to mill stream aspect, built-in wardrobe

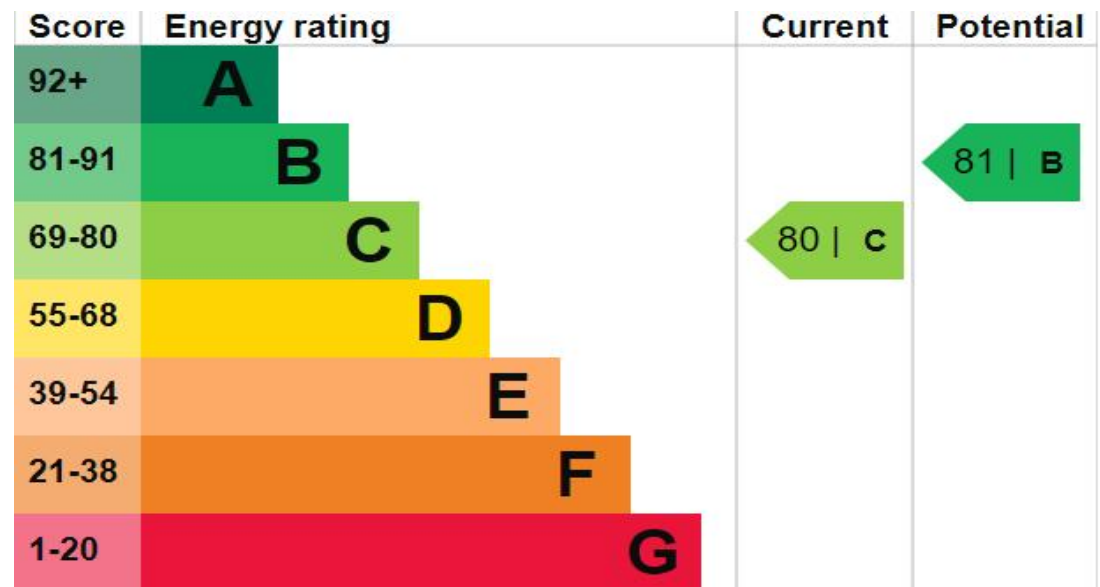
**BATHROOM** White suite comprising bath with mixer shower attachment and shower screen, wash hand basin, wc, towel warmer, fully tiled walls and tiled floor, extractor fan and ceiling down lights.

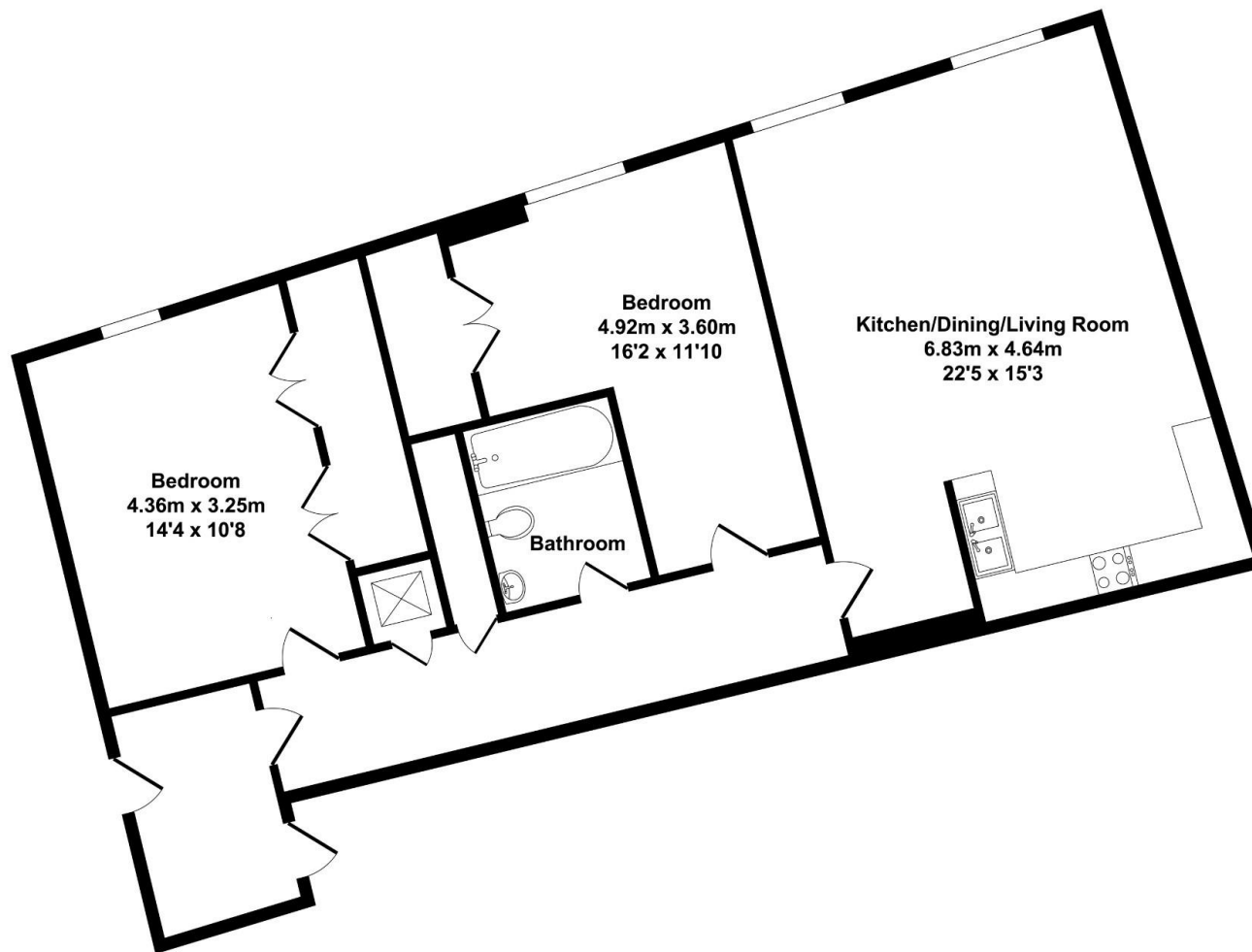
**LOCATION** The prestigious Lion Brewery development is in the heart of the city, tucked away behind the Castle but has the rail and bus stations just 3 and 5-minute walks away respectively. Also within walking distance are Oxfords colleges and churches and fine restaurants, bars, theatres and cinemas. The recently developed Westgate Shopping Centre with Sainsbury and John Lewis and many other shops is just a 5-minute walk.

**TENURE** The freehold is owned by the Lion Brewery Management Company and each flat has a share in the company. A 125-year lease was granted in 2003. Service Charge:£3,750pa Ground Rent:£0

**SERVICES** Mains electricity water and drainage. Electric underfloor heating Energy Performance. A copy of the full energy performance certificate is available upon request

**SUMMARY** Martin & Co welcome this stunning two-bedroom apartment situated on the first floor of the desirable central Oxford development The Lion Brewery. The property offers two double bedrooms which have built in wardrobes, an open-plan kitchen living and dining space. Offering quiet top-quality accommodation in the heart of Oxford within walking distance of local amenities such as the Westgate Shopping Centre, Oxford central train station and Gloucester Green bus station. Viewings highly recommended. For further details and to arrange a viewing please contact Martin & Co.





Approx. Floor  
Area 90.74 Sq.M.  
(977 Sq.Ft.)

All items illustrated on this plan are included in the Total Approx. Floor Area 90.74 Sq.M. (977 Sq.Ft.)

## 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.