

FOR SALE



The Lion Brewery, St Thomas' Street
Guide Price £1,300,000


MARTIN&CO

The Lion Brewery St Thomas' Street

Key Notes:

- Duplex Penthouse Apartment
- Master Bedroom inc En-Suite Shower Room
- Updated Bathroom and En-Suite
- Garage Included
- Council Tax Band: G
- No Onward Chain
- Ground Rent: £0.00 PA
- Service Charge: £5,696.00 PA
- Lease Term: 125 years from 24th June 2003
- Tenure: Share of Freehold



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		56 D
39-54	E	54 E	
21-38	F		
1-20	G		

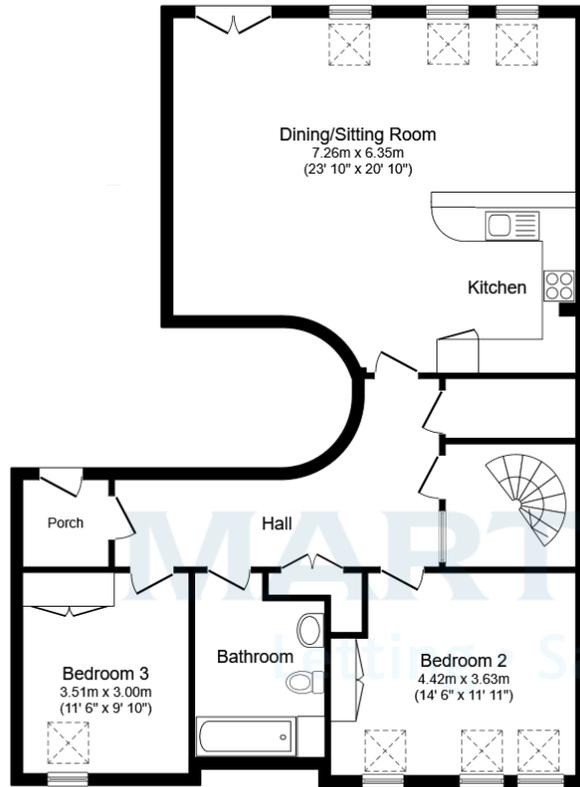
Martin & Co are pleased to present this exceptional three bedroom duplex penthouse apartment, ideally situated in the heart of Oxford city centre and offered to the market end of chain.

Set within the sought-after Empress Court development, this stylish and spacious penthouse offers bright and contemporary accommodation arranged over two floors. The property features a generous open-plan kitchen, sitting and dining room, creating an ideal space for both everyday living and entertaining.

The apartment offers three well-proportioned bedrooms and two bathrooms, including an impressive top floor principal suite complete with dressing room, providing a private and luxurious retreat. Further benefits include two private roof terraces, offering superb outdoor space with views across the city, lift access within the building, and the rare advantage of allocated off-street garage parking in such a central location.

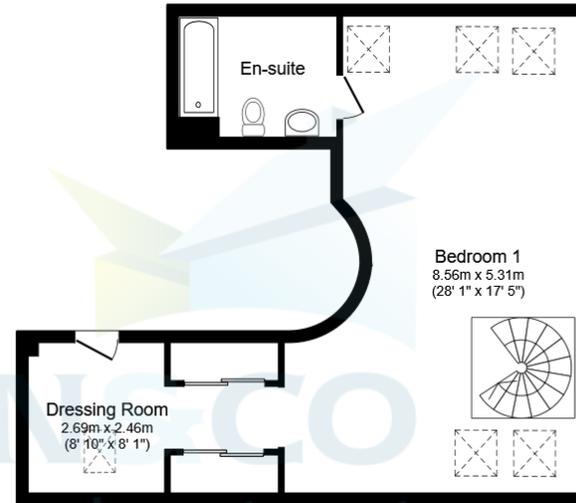
Tucked away within Oxford's historic city centre, the property is just a short walk from the city's world-renowned colleges, museums and cultural landmarks, as well as the vibrant Westgate Oxford, which offers an extensive range of shops, restaurants, cafés and leisure facilities including John Lewis. The apartment is also ideally positioned for convenient access to Oxford railway station, the coach station, and the Saïd Business School, making it an excellent choice for professionals, academics or those seeking a central Oxford residence.





Third Floor

Floor area 102.6 m² (1,105 sq.ft.)



Fourth Floor

Floor area 57.6 m² (620 sq.ft.)

TOTAL: 160.3 m² (1,725 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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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.

