



THE LION BREWERY
OXFORD, OX1 1JE

**PENNY &
SINCLAIR**

THE LION BREWERY

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DESCRIPTION

A beautifully presented duplex penthouse apartment situated on the top third and fourth floor in this most desirable and prestigious central Oxford development. The property was refurbished to a very high standard in 2016/2017. Situated in a quiet backwater away from the hustle and bustle of the city, but only three minutes from centre. The property is accessed via lift that terminates on its own landing. This landing is not shared with any other apartments. The total property (including the double studio and garage) extends to c. 2114 sq ft and comprises, large reception hall leading to a master bedroom with ensuite shower room, two further bedrooms, shower room and additional cloakroom. A contemporary oak and glass staircase leads up to the living space. The open plan sitting/dining and kitchen is a spectacular space with an east and west aspect and a west facing outdoor terrace and storage. This enjoys a very sunny aspect with wonderful views towards Wytham Woods. The property benefits from under floor heating throughout as well air conditioning on both floors. The kitchen is extremely well equipped and has been fitted with a Neff electric hob, electric oven, combination microwave/oven, and integrated dishwasher. Outside, in addition to the terrace, there is the huge advantage of a separate ground floor double space studio unit including its own toilet facilities. This can be used by the owner of the apartment to run a business from, subject to details listed in the lease. There is also a single garage as well as a secure under cover parking space. The property is offered with no onward chain.

LOCATION

The Lion Brewery is located with a three minute walk of the historic Oxford Castle sites and within very easy reach of the city centre, colleges and many amenities. The City has excellent communications with access to the M40 (both junctions 8 & 9) connecting to London and Birmingham and the A34 linking to Newbury and the M4. This landmark building is also within easy walking the world famous Said Business School and railway station (London Paddington approx 55 minutes).

DIRECTIONS

From St. Giles, proceed right into Beaumont Street. Follow the road around into Hythe Bridge Street. At the roundabout, turn left and then straight over into Holly Bush Row. Turn first left into St





Thomas Street. The Lion Brewery will be seen on the right hand side.

VIEWING ARRANGEMENTS

Strictly by appointment with Penny & Sinclair.

SERVICES

All main services are connected with the exception of gas.

TENURE & POSSESSION

The property is Leasehold and offers vacant possession upon completion. The apartment and the studio are on two separate leases from 2003 for a period of 125 years.

LOCAL AUTHORITY & COUNCIL TAX

Oxford City Council

City Chambers

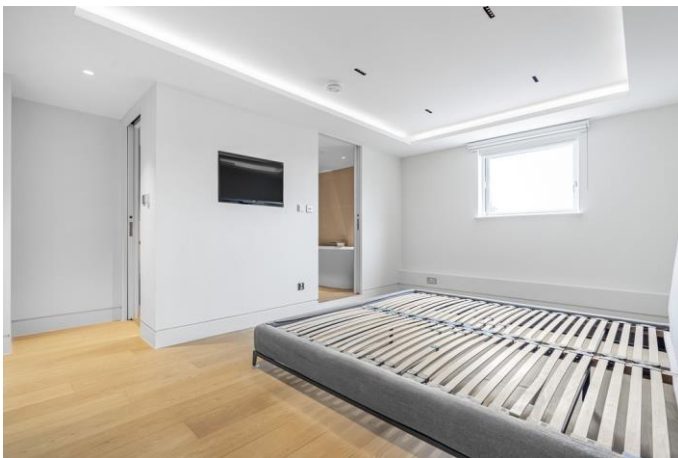
Queen Street

Oxford

OX1 1EN

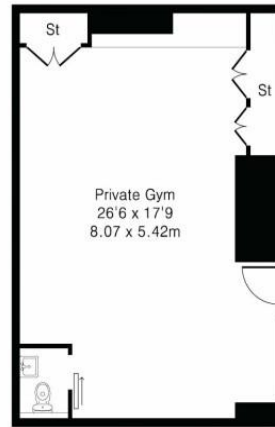
Telephone (01865) 249811

Council tax band 'G' amounting to £3882.51 for the year 2023/24

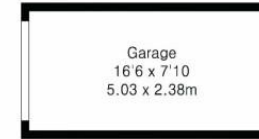




Approximate Gross Internal Area 2296 sq ft – 213 sq m
 Second Floor Area 841 sq ft – 78 sq m
 Third Floor Area 855 sq ft – 79 sq m
 Garage Area 129 sq ft – 12 sq m
 Outbuilding Area 471 sq ft – 44 sq m



Outbuilding



Garage



Second Floor



Third Floor



01865 297555

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