

FOR SALE



The Lion Brewery, St Thomas' Street
Guide Price £850,000


MARTIN&CO



Key Notes:

- Three Bedrooms
- Two Bathrooms (inc En-Suite Shower Room)
- Open Plan Kitchen Living Space
- Recently Renovated to High Standard
- Allocated Parking in Gated Community
- No Onward Chain
- Service Charge: £3,526.00 Per Annum
- Ground Rent: £0.00 Per Annum
- Council Tax Band: F
- Tenure: Share of Freehold
- Lease Term: 125 years from 24 June 2003



Link to Video: <https://vimeo.com/927079302>



Martin & Co welcome a beautiful Three Bed Apartment located in The Lion Brewery, on the first floor of this beautiful landmark development. The apartment comes with an allocated parking space and has both lift and stair access. In addition, the apartment has been completely renovated to a High-Quality Standard.

Accommodation includes an entrance lobby and good-sized hallway leading to a spacious open plan living/dining area with high quality wood flooring throughout, overlooks mill stream shared with the Marriott hotel. A Juliette balcony overlooks Wareham Stream. The adjoining modern high quality kitchen has integrated appliances and there is also a separate utility cupboard which houses the washer/drier.

The two double bedrooms both have fitted wardrobes and the master bedroom is ensuite with a purpose-built shower. A smaller third bedroom is suitable as a child or guest bedroom or study. There is also a good-sized family bathroom.

The apartment is ideal for home or investment buyers. The property can be sold with or without the quality designer furniture.

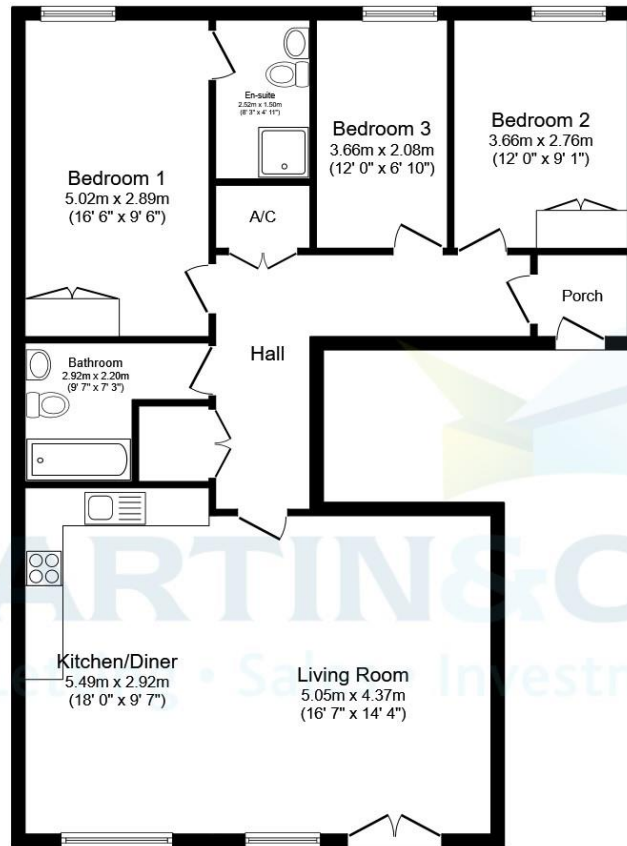
The property is in the heart of the city with the rail and bus stations just 3-minute and 5-minute walks away respectively. Also within walking distance are Oxford's fine restaurants and bars, theatres and cinemas, as well as the fantastic Westgate Shopping Centre, with its roof terrace restaurants and first-class retail.

This apartment has an East and West aspect, stream views and totals 1124 sq.ft.(104.5 sq.metres). Viewing strictly by appointment with Martin and Co.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	78 C	78 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		





Floor Plan

Floor area 98.1 m² (1,056 sq.ft.)

TOTAL: 98.1 m² (1,056 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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