

57 THE LION BREWERY

ST. THOMAS STREET, OXFORD OX1 1JE

57 The Lion Brewery

St. Thomas Street, Oxford OX1 1JE

A most individual duplex apartment located in this sought after central Oxford development complete with a superb terrace area for entertaining.

Upon entering the apartment there is a spacious entrance hall with doors leading to the two double bedrooms and bathroom. A contemporary spiral staircase rises to the upper floor where you will find a well-proportioned open plan living/kitchen area which is bathed in natural light due to the floor to ceiling windows.

The apartment is accessible via a lift and there is also one allocated parking space. The Lion Brewery was developed by Kinglerlee in 2004/5 and benefits from high quality finishes both in the apartments and communal areas.



2



1



1



Private balcony

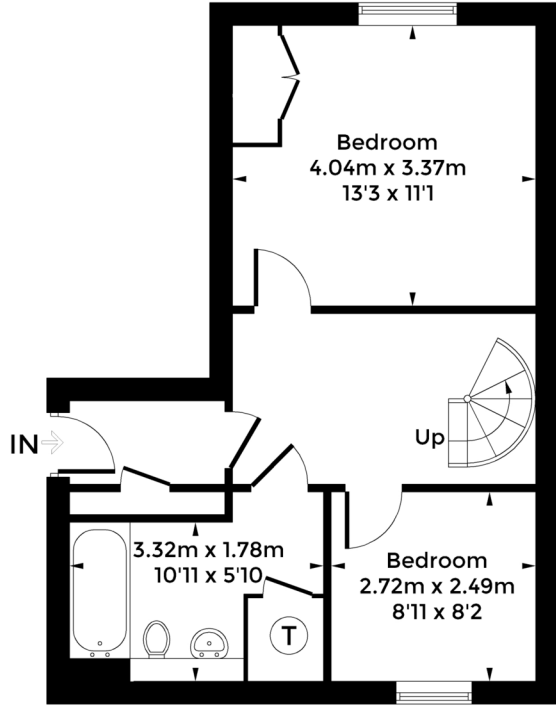
GUIDE PRICE

£650,000

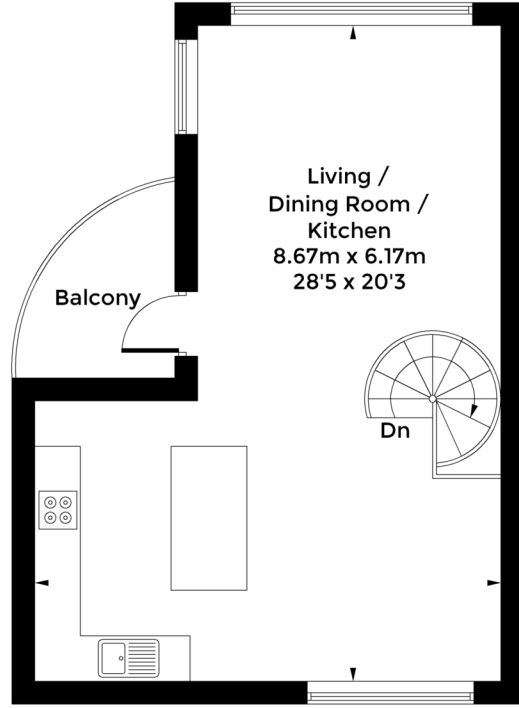




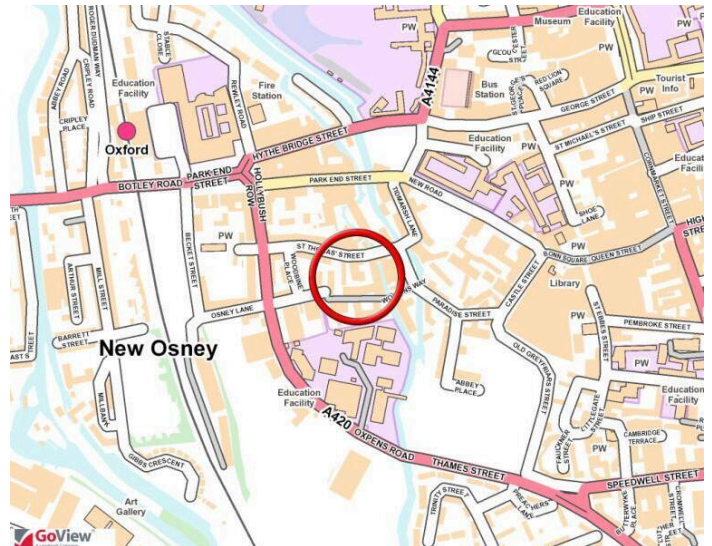
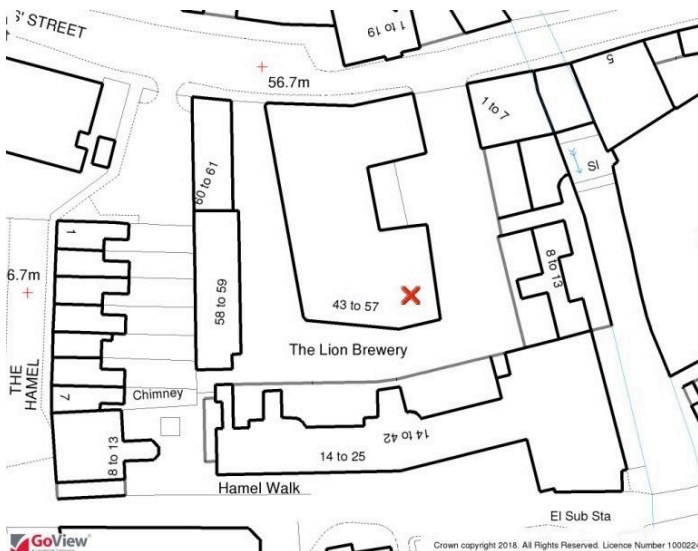
Approximate Gross Internal Area = 85.4 sq m / 919 sq ft



Lower Level



Upper Level



Council Tax:
Band E - £3270.10

Parking:
1 allocated space

Local Authority:
Oxford City Council

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+)		
A		
(81-91)		
B		
(69-80)		
C	74	75
(55-68)		
D		
(39-54)		
E		
(21-38)		
F		
(1-20)		
G		
Not energy efficient - higher running costs		
England, Scotland & Wales		
	EU Directive 2002/91/EC	

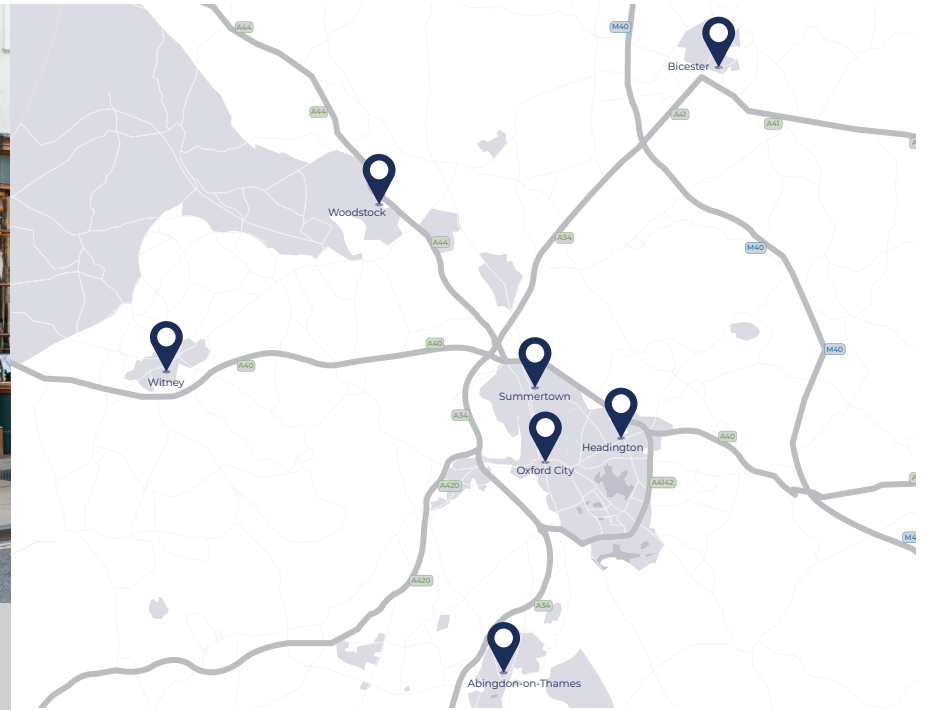
“ LOCATION COMMENT

The development is ideally placed for those wanting access to the city centre and the rail station. In addition to this, the trendy castle development is within a 2 minute walk, and the Said Business School is within 5 minutes.



OUR NETWORK OF OFFICES ACROSS OXFORDSHIRE

Breckon & Breckon
est. 1947



Every office has access to *every buyer* registered across our network of seven offices.

Sharing a single database of buyers ensures maximum exposure for our clients.

Oxford City Centre

118 High Street
Oxford
OX1 4BX

t: 01865 244 735
e: post@breckon.co.uk

Summertown

t: 01865 310 300 (sales)
t: 01865 20 1111 (letting)
e: summertown@breckon.co.uk

Headington

t: 01865 750 200 (sales)
t: 01865 763 999 (letting)
e: headington@breckon.co.uk

Abingdon-on-Thames

t: 01235 550 550 (sales)
t: 01235 554 040 (letting)
e: abingdon@breckon.co.uk

Witney

t: 01993 776 775 (sales)
t: 01993 899972 (letting)
e: witney@breckon.co.uk

Woodstock

t: 01993 811 881 (sales)
t: 01993 810 100 (letting)
e: woodstock@breckon.co.uk

Bicester

t: 01869 24 24 23 (sales & letting)
e: bicester@breckon.co.uk

New Homes

t: 01865 261 222
e: newhomes@breckon.co.uk

Land Team

t: 01865 558 999
e: land@breckon.co.uk

Letting and Property Management

t: 01865 20 1111
e: lettings@breckon.co.uk

Creative Department

t: 01865 310 300
e: creative@breckon.co.uk

Bespoke by Breckon

t: 01865 765 555
e: bespoke@breckon.co.uk



FROM LEFT:
Millie Carless, George Houlbrooke,
Eoin Kehoe



breckon.co.uk

IMPORTANT NOTICE: These particulars are for information purposes only and do not in whole or in part constitute or form part of any offer or contract, nor should any statement obtained herein be relied upon as a statement or representation of fact. Breckon & Breckon do not test whether the services connected to the property, heating systems and domestic appliances are in working order. We therefore recommend that the purchaser obtains verification from their surveyor or solicitor. Whilst every attempt has been made to ensure the accuracy of the floor plans contained here, measurements of doors, windows and rooms are approximate and no responsibility is taken for any error, omission or mis-statement. These plans are for representation purposes only as defined by the RICS code of measuring practice and should be used as such by any possible purchaser.