



Asking Price £349,950 Leasehold

2 Bedroom, Apartment - Retirement

42, Oscar Lodge Cambridge Street, Aylesbury, Buckinghamshire, HP20 1FN

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**Churchill**  
Sales & Lettings  
Retirement Property Specialists



# Oscar Lodge

Aylesbury has a bustling open-air market with a Vintage & Craft Bazaar every Tuesday and a general market every Wednesday, Friday and Saturday. With its three shopping centres - Friars Square and Hale Leys, both under cover, and Aylesbury Shopping Park, where well-known high street retailers can be found.

The town centre is host to an amazing programme of events and entertainment, you can enjoy a show at one of the two theatres; Aylesbury Waterside Theatre hosts world class entertainment including West End productions, whilst the Limelight Theatre, at Queens Park Arts Centre, offers affordable access to quality professional shows.

Getting around couldn't be easier, the town is served by Aylesbury and Aylesbury Vale railway station with direct access into London Marylebone in just over an hour. Easy access by road to the M40 and links to the M25 from the A41. Local buses offer good connections to surrounding towns and villages every 30 minutes and cycle routes running around the centre of Aylesbury to various locations around the town, including Stone, Berton, Wendover and Watermead.

The Lodge manager is on hand throughout the day to support the owners and keep the development in perfect shape. They arrange many regular events in the Owners' Lounge from coffee mornings to games afternoons.

A Guest Suite is available for your friends and family to stay in. In addition, you are entitled to use of the Guest Suites at all Churchill Retirement Living developments across the country. Prices are available from the Lodge Manager.

Oscar Lodge has been designed with safety and security at the forefront, The Apartment has an emergency Careline system installed, monitored by the onsite Lodge Manager during the day and 24 hours, 365 days a year by the Careline team. A Careline integrated intruder alarm, secure video entry system and sophisticated fire and smoke detection systems throughout both the apartment and communal areas provide unrivalled peace of mind.

There is a private owners' car park to the front of the lodge, automatic front doors into the large Owner's Lounge and a Wellness Suite.

Oscar Lodge is managed by the award winning Churchill Estates Management working closely with Churchill Retirement Living and Churchill Sales & Lettings to maintain the highest standards of maintenance and service for every lodge and owner.

Oscar Lodge requires at least one apartment resident to be over the age of 60 with any second resident over the age of 55.





# Property Overview

Churchill Sales & Lettings are delighted to be marketing this lovely two bedroom third floor apartment with Balcony and separate Cloakroom. The property is conveniently located for the lift and is presented in good decorative order.

The Lounge offers ample space for living and dining room furniture with a useful storage cupboard. A door opens onto the Balcony.

The Kitchen offers a range of eye and base level units with working surfaces over and tiled splashbacks. There is a built in waist height oven, 4 ring electric hob with extractor hood over, a fridge, a frost-free freezer and washer/dryer. A window allows for light and ventilation.

Bedroom One is a generous double room with a useful built in mirrored wardrobe and plenty of space for additional bedroom furniture if required.

Bedroom Two is another good size room with a useful built in mirrored wardrobe. This room could also be used as a separate Dining Room, Study or Hobby Room.

The Shower Room offers a large shower cubicle with handrail, heated towel rail, a WC and wash hand basin with vanity unit beneath.

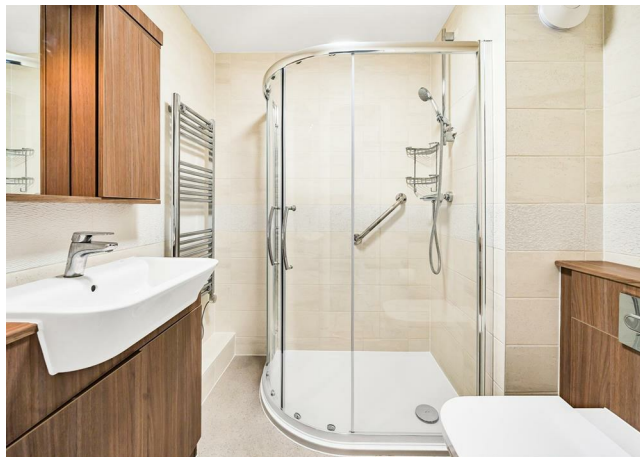
Perfectly complementing this wonderful apartment are two useful storage cupboards located in the hallway.





# Features

- Two bedroom third floor retirement apartment
- Own Balcony and separate Cloakroom
- Convenient for the lift
- Good decorative order
- Lodge Manager available 5 days a week
- Owners' Lounge & Kitchen with regular social events
- 24 hour Careline system for safety and security
- Owners' private car park
- Great location close to the town centre & excellent transport links
- A Guest Suite is available for your friends and family to stay in. In addition, you are entitled to use of the Guest Suites at all Churchill Retirement Living developments across the country.



# Key Information

Service charge (Year Ending 30th November 2024): £4,614.22 per annum.

Ground rent: £625.00 per annum. To be reviewed in April 2026

Council Tax Band C

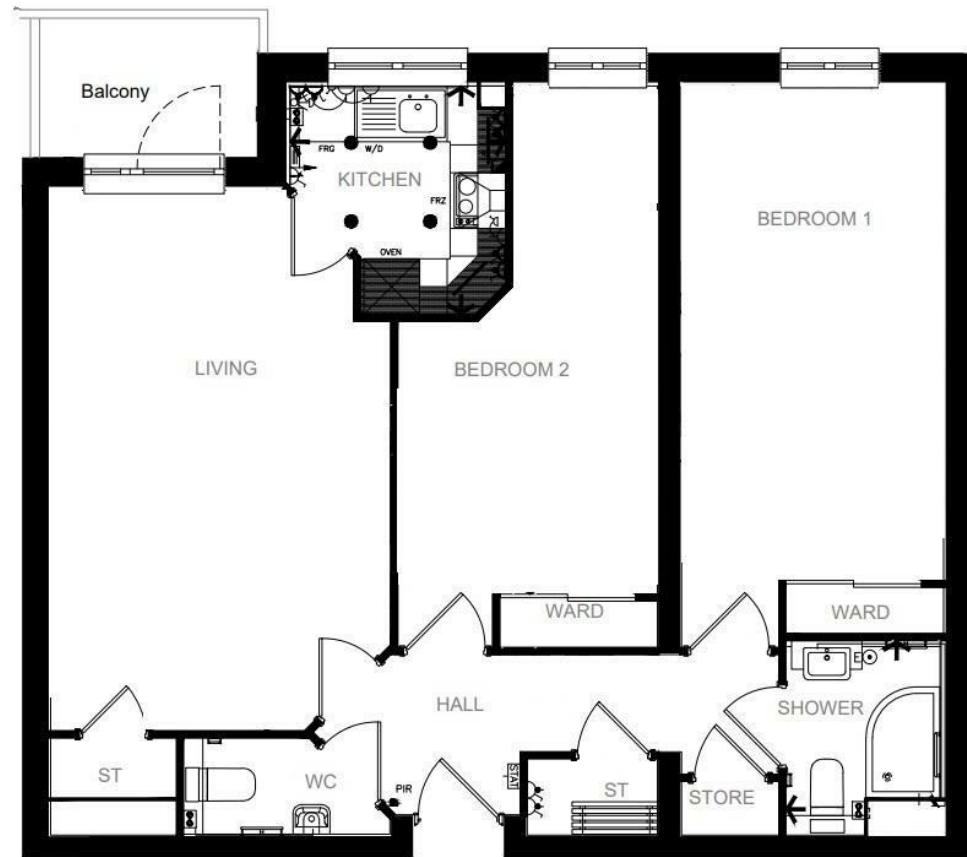
999 year Lease commencing 2019

Please check regarding Pets with Churchill Estates Management. Any consents given in relation to pets are subject to the terms of the lease and any further rules and regulations made by Churchill Estates Management.

Service charges include: Careline system, buildings insurance, water and sewerage rates, Ground Source heating, communal cleaning, utilities and maintenance, garden maintenance, lift maintenance, lodge manager and a contribution to the contingency fund.

A 1% contribution of the final selling price to the contingency fund is payable by the Seller upon completion of the sale of the property.

EPC Rating: B



Living	Width	12'-1" [3670] max	Length	19'-2" [5835] max
Kitchen	Width	7'-8" [2325] max	Length	8'-1" [2465] max
Shower Room	Width	5'-6" [1665] max	Length	6'-11" [2100] max
Bedroom 1	Width	9'-3" [2825] max	Length	19'-11" [6060] max
Bedroom 2	Width	9'-2" [2805] max	Length	18'-0" [5485] max

DESCRIPTION Measurements are approximate and some may be maximum on irregular walls.

CONSENTS We have not had sight of any relevant building regulations, guarantees or planning consents all relevant documentation pertaining to this property should be checked with your legal advisor before exchanging contracts.

Property Particulars Disclaimer: These particulars are intended only as general guidance. The Company therefore gives notice that none of the material issued or visual depictions of any kind made on behalf of the Company can be relied upon as accurately describing any of the Specified Matters prescribed by any Order made under the Consumer Protection from Unfair Trading Regulations, 2008. Nor do they constitute a contract, part of a contract or a warranty.





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