

Oscar Lodge

Cambridge Street | Aylesbury



Churchill
Retirement Living 



Welcome to Churchill Retirement Living

If you want to feel safe and secure, be with like-minded neighbours and maintain your independence, look no further than Churchill Retirement Living.

Churchill is an award-winning company who specialise in developing one and two bedroom apartments for those looking to enjoy a sociable, active lifestyle in their retirement.

"We've been changing retirement living for the better for over 20 years and we continually strive to be the housebuilder of choice to give you the independent, safe and secure retirement you deserve."

We hope that you will be able to visit Oscar Lodge soon and see for yourself how good retirement living is with Churchill."



Clinton J. McCarthy
Managing Director

Spencer J. McCarthy
Chairman and Chief
Executive Officer

For more information call us on
01296 768944
or visit churchillretirement.co.uk



Computer generated illustration of New Pooles Lodge



Computer generated illustration of the gardens

Introducing your new apartment

All of our developments are designed with you in mind. From the location, to the light switches, each element of a Churchill apartment is carefully considered to ensure you have the retirement you want. Your own front door gives you privacy when you want it, but a communal Owners' Lounge opens up a whole new social life with like-minded neighbours when you wish.

Shower rooms feature low-level shower trays and easy turn taps, while kitchens include a waist-height oven, hob and washer/dryer as standard. You'll find walk-in wardrobes in the bedroom and open space in the living room, giving you flexibility with furnishings.

Beautifully landscaped grounds are all maintained for you and ideal for enjoying a cup of tea with the neighbours, or doing a spot of gardening. A Lodge Manager is also on hand to manage the Lodge and ensure everything is running smoothly.

Two bedroom apartments feature a separate WC or an en-suite to the bedroom, while the second bedroom can also serve as a dining room, home office or a guest room – the choice is yours. Both one and two bedroom apartments include space for storage which is specific to each apartment.

The development is also heated via a communal ground source heat pump system, which harnesses the ambient energy within the underlying ground and converts it in a very efficient way. These systems are able to produce more energy than they consume and provide lower running costs of heating and hot water.

While you have the privacy of your own front door and apartment, giving you peace and quiet when you want it, the communal areas in our Lodges give you the perfect areas to socialise, with like-minded neighbours. From the facilities, to the ready made social life. Churchill is more than just a retirement apartment.



Typical Lounge



Typical Coffee Bar



Location is everything

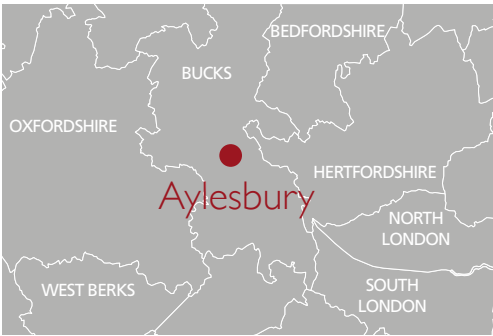
Aylesbury has a bustling open air market with a Vintage & Craft Bazaar every Tuesday and a general market every Wednesday, Friday and Saturday. The town is rich in both history and heritage from its old quarter and offers a modern twist. With its three shopping centres - Friars Square and Hale Leys, 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.

Alternatively you can soak up some culture with a visit to the Roald Dahl Children's Gallery and Bucks County Museum, in the heart of the old town.

If you are looking for things to do at lunchtimes, head to St Mary's Church for their Music at Lunchtime concerts, which take place most Thursdays. Otherwise, get some fresh air whilst taking a walk along the canal or wandering through the picturesque streets of the old town. If you need a breather, take the weight off your feet at one of the many cafés and international restaurants in the town, including Italian, Greek and Japanese, making it a truly unique experience for both residents and visitors.

Aylesbury is located in the centre of the historic county of Buckinghamshire within the Aylesbury Vale District and 40 miles northwest of London and 65 miles south east of Birmingham. 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, Bierton, Wendover and Watermead.

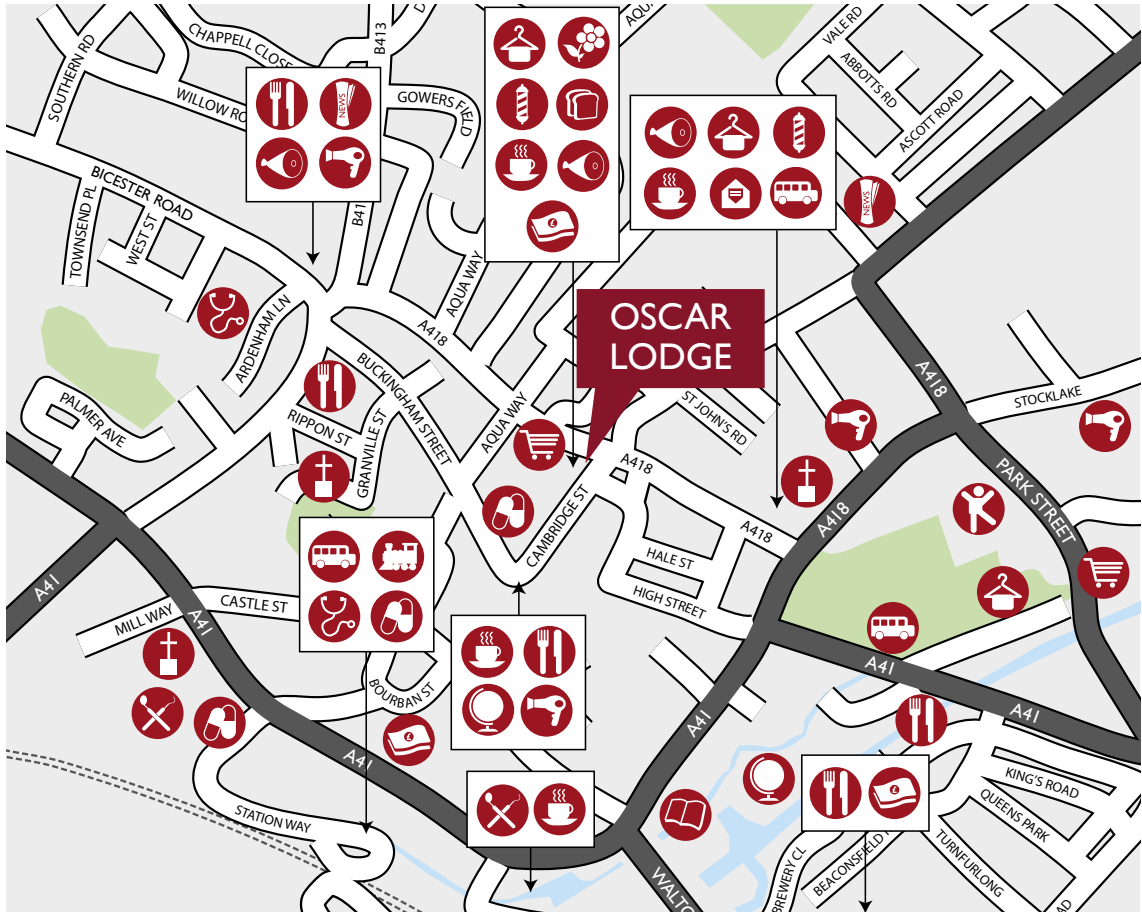


DISTANCES



Birmingham New Street	2 hrs 10 mins
London Marylebone	60 mins
Oxford	1 hr 25 mins
Princes Risborough	20 mins

To thank you for choosing Churchill, all Owners of a Churchill apartment will receive a Reward Card. This offers exclusive discounts from a number of local and national brands.



LOCAL AMENITIES

- | | | | | |
|----------|-------------|----------------|---------------|---------------|
| Bakery | Bank | Barber | Bus stop | Cafe |
| Church | Dentist | Doctor | Dry cleaner | Eateries |
| Florist | Hairdresser | Leisure Centre | Library | Newsagents |
| Pharmacy | Post Office | Supermarket | Train Station | Travel Agents |



Oscar Lodge



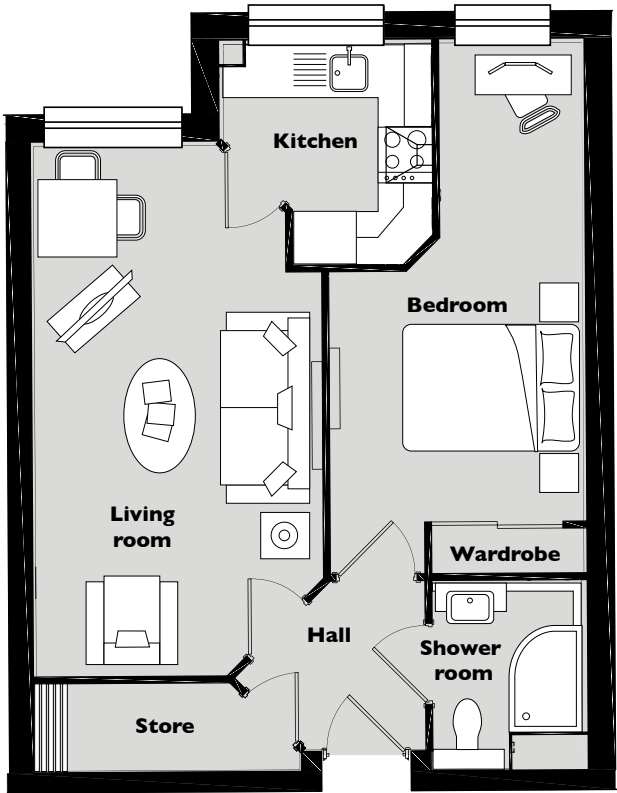
Site Plan and Ground Floor

- | | | |
|--------------------------|---------------|--------------------|
| ■ One bedroom apartments | CB Coffee Bar | WC Cloakroom |
| ■ Two bedroom apartments | L Lift | BS Buggy store |
| | O Office | WB Wellbeing Suite |
| | R Reception | |

Oscar Lodge



Typical one bedroom apartment

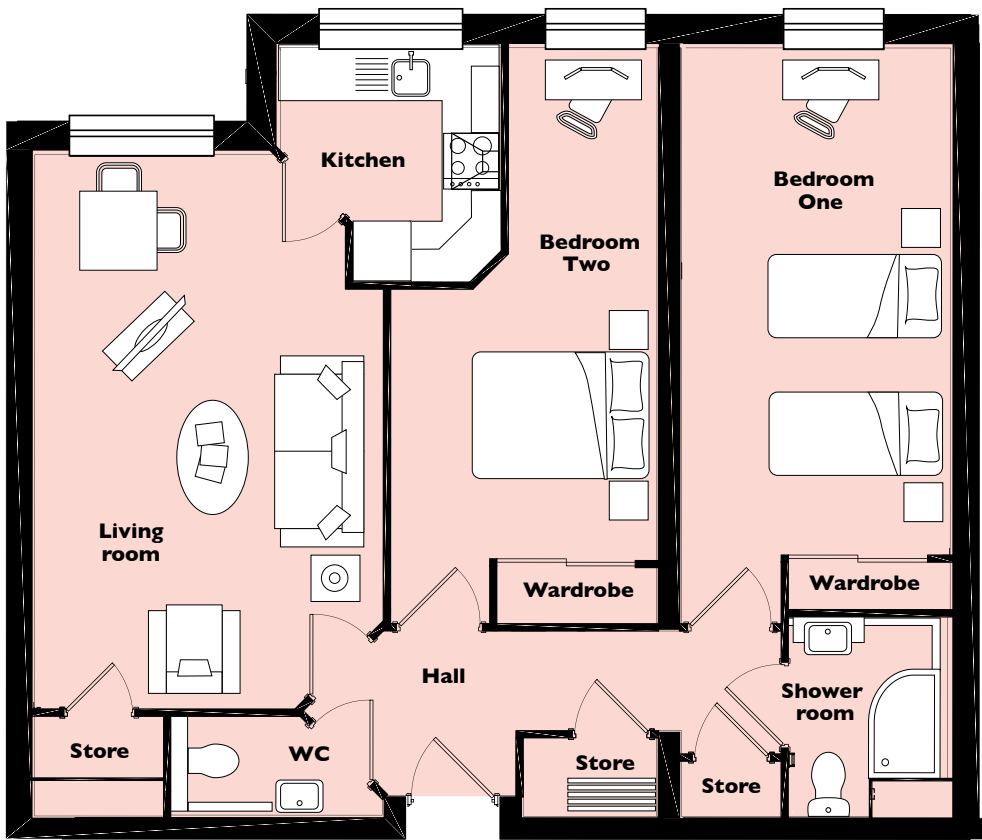


Typical one bedroom apartment

Kitchen	7'8" x 8'1"	2325mm x 2465mm
Living room	10'6" x 19'5"	3200mm x 5910mm
Shower room	5'6" x 6'11"	1665mm x 2100mm
Bedroom	9'3" x 17'6"	2825mm x 5335mm



Typical two bedroom apartment



Typical two bedroom apartment

Kitchen	7'8" x 8'1"	2325mm x 2465mm
Living room	12'1" x 19'2"	3670mm x 5835mm
Shower room	5'6" x 6'11"	1665mm x 2100mm
Bedroom one	9'3" x 19'11"	2825mm x 6060mm
Bedroom two	9'2" x 19'11"	2805mm x 6060mm

*Cloakrooms available in selected two bedroom apartments. All dimensions are maximum room size.





Specification

SECURITY & SAFETY

- Video entry system
- Intruder alarm
- Mains-connected smoke detector
- 24-hour support system provided by a call system
- Multi-point locking system to front door of apartment

KITCHEN

- Integrated electric waist-height oven
- Ceramic hob
- Integrated Zanussi washer/dryer
- Downlights
- Integral upright fridge and frost-free freezer
- Stainless steel sink with chrome mixer tap
- Slip-resistant flooring
- Ceramic wall tiling

INTERIOR

- Double glazed windows
- Walk-in wardrobes to main bedroom
- Fitted mirror wardrobes to second bedroom
- Illuminated light switches
- Safety locks on windows
- TV and telephone points in living room and main bedroom
- Energy-efficient, low-carbon, economical heating system
- Connecting glass-panelled door to kitchen and living area
- Hallway storage cupboard

SHOWER ROOM

- Contemporary white sanitary ware with chrome finishes
- Easy turn mixer taps
- Heated chrome towel rail
- Under sink vanity unit
- Mirrored wall unit with integrated shaver point
- Low level shower tray
- Thermostatic shower
- Slip-resistant flooring
- Ceramic wall tiling

EXTERNAL & COMMUNAL AREAS

- Free parking
- Landscaped grounds
- Lodge Manager to assist with the daily running of the Lodge
- Owners' Lounge and coffee bar with communal Wi-Fi
- Lift to all floors
- Age-exclusive
- Guest Suite with shower room for visitors
- Online shopping service for groceries available through the Lodge Manager
- Refuse room
- Secure door entry system to the main entrance
- Provision for SkyQ meaning you'll be ready for install
- Cycle and buggy storage
- Fully maintained external areas
- Wellbeing suite

Enjoy a safe and secure retirement with Churchill

Your safety and security are of paramount importance to us, which is why we take the time to consider the little details; the ones that often make the biggest differences.

With that in mind, we fit all of our apartments with a call alarm system in the hallway. This is connected to a 24-hour support system, so in the event of an emergency, you have direct contact with either the Lodge Manager, or a member of the call-centre support team, 24 hours a day, 365 days a year.

The system provides video door entry with a standard TV, allowing you to view any visitors on your TV before you choose to let them into the main entrance.

An intruder alarm is fitted to the front door of your apartment, while ground floor apartments also have sensors fitted, giving you that extra peace of mind. Fire and smoke detectors are also fitted in communal areas and within your apartment, so you really can enjoy a safe and secure retirement.

The welcoming Owners' Lounge is home to a variety of events all year round, and is a popular spot for a catch up with the neighbours, or for settling in a quiet corner to enjoy a good book.

We have a programme of events which include an array of fun and social activities. Owners can take part in things such as cheese and wine evenings and keep fit classes.

Each Lodge even has a Guest Suite which Owners can book for any family and friends who wish to stay overnight.



Typical Guest Suite



Typical lifestyle event





Property management you can trust

All Churchill Lodges are looked after by Millstream Management Services, our own property management company. Millstream was set up in 2006 to ensure all of our developments are managed smoothly and efficiently.

Each Lodge has a Lodge Manager, who takes care of the day-to-day running of the development. They can answer any queries, keep an eye on your apartment if you go away, and even help you arrange an event in the Owners' Lounge. Many of our Owners see their Lodge Manager as a friendly neighbour they can call upon, who is a great help when they need it.

Millstream Management Services also looks after the management charges and administers any Lodge outgoings. The management charge includes ground rent plus a service charge, which covers a whole host of things. All exterior maintenance and upkeep of communal areas such as lifts, hallways and paths, is covered.

The service charge also includes hot water in your apartment, general heating, water and sewerage charges, buildings insurance, garden maintenance and window cleaning. It also includes many things that you would ordinarily pay extra for, such as 24-hour support system, the furnishing, heating and cleaning of the Owners' Lounge and the services of the Lodge Manager.

We are completely transparent when it comes to costs with no hidden charges, so you don't have to worry about unexpected bills. The Sales team will be able to give you a breakdown of specific charges, so that you can see exactly how much everything costs.

Churchill does not charge a transfer or exit fee if you sell or sublet your property. There is a 1% contribution to the Contingency Fund on resale of the gross sale price or 1% of the open market value is payable, which is held on behalf of Owners towards longer term repair and replacement costs.



Thinking Retirement... Think Churchill

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The specification covering fittings in apartments and communal areas may vary. Please ensure you check full details of these items at the development you are interested in. Purchasers are advised that all furniture, fixtures and fittings used in this brochure are for visual representation only and do not depict the actual finish of any individual apartment or development. Although every effort has been made to ensure accuracy, dimensions quoted are maximum room sizes, for general guidance only, and are subject to final measurement on completion of the actual apartment and development. They should not be used for estimating carpet sizes. Developments may be subject to variation in appearance. Gardens on the computer generated imagery may indicate several years' growth. Computer generated images are not to scale and are subject to change. The landscaping, trees, shrubs and gardens shown are illustrative only and may alter during construction. This brochure is neither a contract nor forms part of any contract and no responsibility can be accepted for any misstatement contained herein. The Company also reserves the right to alter specification without notice. Age restrictions apply on all our retirement developments. Pictures used throughout this brochure are a selection of typical internal and external images of Churchill Retirement Living developments. Local amenities shown are correct at the time of going to print. As with any property, the value can go up or down and is influenced by a wide variety of factors. External influences such as current market conditions, inflationary trends and the number of comparable properties available, combined with the age and condition of the property all affect its resale potential.



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