



Oscar Lodge Cambridge Street, Aylesbury HP20 1FN

welcome to

Oscar Lodge Cambridge Street, Aylesbury

Brown & Merry are pleased to offer for sale this spacious and well-presented one bedroom first floor retirement apartment being situated within the heart of Aylesbury town centre. The property is being offered with no upper chain and comprises double glazing, entrance hallway, fitted modern kitchen with appliances, lounge/dining room with Juliet style balcony, double bedroom with fitted wardrobes, shower room, residents parking.



Accommodation Comprises:

Entrance Hall

Lounge/Dining Room

15' 10" x 10' 3" extending to 11' 4" max (4.83m x 3.12m extending to 3.45m max)

Kitchen

10' 2" x 6' 7" max (3.10m x 2.01m max)

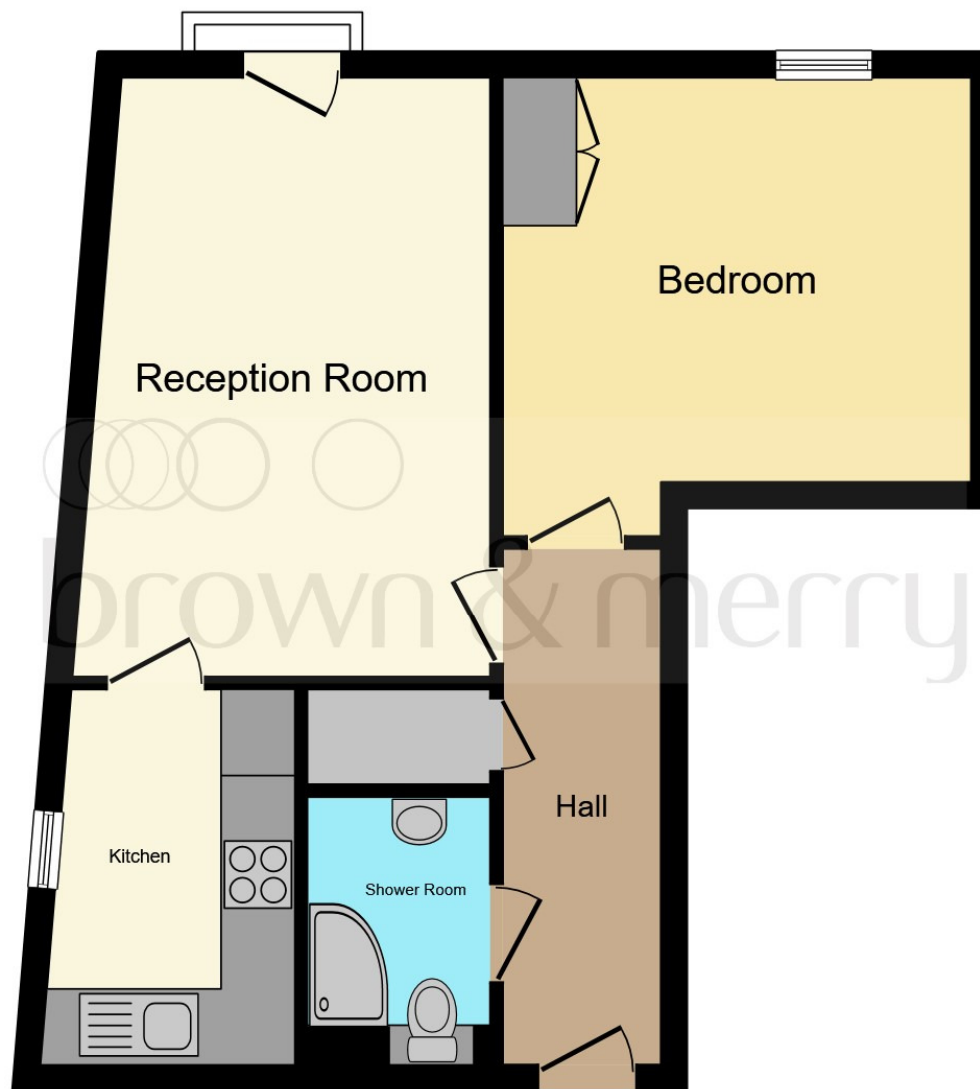
Bedroom

12' 4" max x 10' 10" (3.76m max x 3.30m)

Shower Room

Oscar Lodge

The Lodge manager is on hand 5 days a week. 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 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 peace of mind. There is a private owners' car park to the front of the lodge, automatic front doors into the Owner's Lounge and a Wellness Suite. Oscar Lodge requires at least one apartment resident to be over the age of 60 with any second resident over the age of 55.



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 orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form 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.focalagent.com



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Oscar Lodge Cambridge Street, Aylesbury

- RETIREMENT COMPLEX
- TOWN CENTRE LOCATION (0.2 Mile)
- LODGE MANAGER 5 DAYS A WEEK
- RESIDENTS PARKING
- NO UPPER CHAIN

Tenure: Leasehold EPC Rating: B

This is a Leasehold property. We are awaiting further details about the Term of the lease. For further information please contact the branch. Please note additional fees could be incurred for items such as Leasehold packs.

£210,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
AYL113737 - 0004

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

Brown & Merry is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.


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