



Cambridge Street

| Aylesbury | Buckinghamshire | HP20 1FN





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Oscar Lodge is a stunning collection of 49 one and two bedroom retirement apartments and is situated just a stone's throw from Aylesbury town, which is rich in history and heritage but still offers a modern twist.

Not only does Oscar Lodge benefit from beautiful landscaped gardens but it also has a large communal rooftop terrace. A great feature at Oscar Lodge is the Wellbeing Suite offering hairdressing, beauty therapy and treatment facilities conveniently located on-site.

## Prices from £363,950

- Landscaped Gardens
- Lift To All Floors
- Wellbeing Suite
- Rooftop Terrace
- Owners Lounge With Coffee Bar
- 24hr Call Centre Support System
- Walking Distance To Town
- 10 Year NHBC Warranty
- Private Gated Parking
- Secure Camera Entry System

### Aylesbury Town

A central location within easy reach of local amenities including shopping, sports facilities, eateries, bars and for commuters a mainline rail service which reaches London Marylebone in about 55 minutes. The A41 gives fast access to both the M40 & M25 motorway network.

### Council Tax

Band B or C

### Local Authority

Buckinghamshire Council

### Services

All main services available

### Entrance Hall

Enter through the front door into the entrance hall consisting of doors to the living room, bedrooms, bathroom and storage cupboards.



All apartments are completely self-contained with their own front door, kitchens are tiled with colour-coordinated worktops, and come with integrated appliances. There is a choice of one and two bedroom apartments.



**Living Room**

Living room consists of carpet laid to floor, light pendants to ceiling, window and wall mounted heater. Door leading into the kitchen. Space for a sofa suite and a range of other living and dining room furniture.

**Kitchen**

Fully fitted kitchen with a range of wall and base mounted units, worktops and tiling to splash sensitive areas, inset sink bowl unit with mixer tap, integrated electric hob with extractor over, oven, washer/dryer and fridge/freezer.

**Bedroom**

Bedroom consists of carpet laid to floor, wall mounted heater and light pendant to ceiling. Space for a double bed and a range of other bedroom furniture.

**Bedroom**

Bedroom consists of a built in mirrored wardrobe, carpet laid to floor, wall mounted heater and light pendant to ceiling. Space for a double bed and a range of other bedroom furniture.

**Bathroom**

Bathroom is fully tiled and comprises a wc, hand wash basin unit with storage, heated towel rail and an enclosed walk in shower with hand rail.

**Lease Details**

The vendor has advised of the following:  
 Length of Lease - 999 Years From 2019  
 Ground rent - £625 per annum  
 Service Charge - £4215.80 per annum

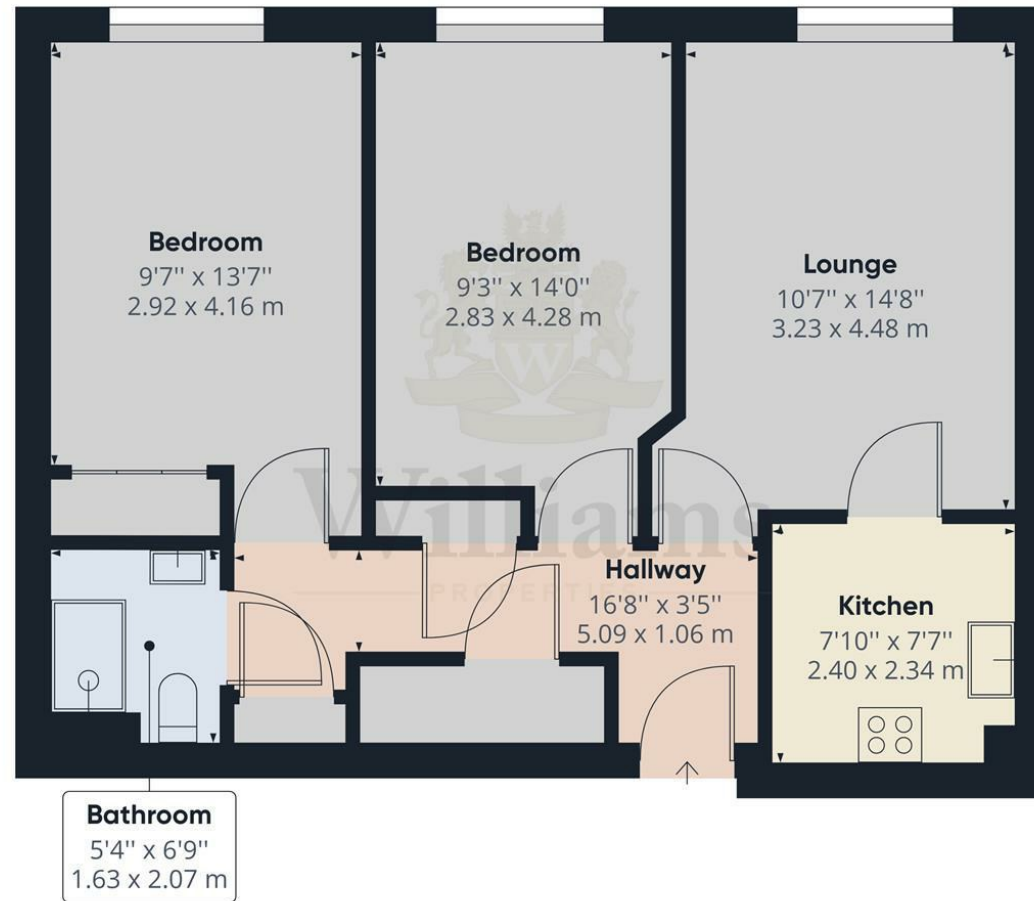
We would strongly recommend you verify this information with your appointed solicitor upon agreeing a sale.

**Buyer Notes**

In line with current AML legislation, all prospective buyers will be asked to provide identification documentation and we would ask for your co-operation in order that there will be no delay in agreeing the sale.

Energy Efficiency Rating		Current	Potential	Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very energy efficient - lower running costs				Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) A				(92 plus) A			
(81-91) B				(81-91) B			
(69-80) C				(69-80) C			
(55-68) D				(55-68) D			
(39-54) E				(39-54) E			
(21-38) F				(21-38) F			
(1-20) G				(1-20) G			
Not energy efficient - higher running costs				Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC		England & Wales		EU Directive 2002/91/EC	





Approximate total area<sup>(1)</sup>

659.90 ft<sup>2</sup>  
61.31 m<sup>2</sup>

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

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