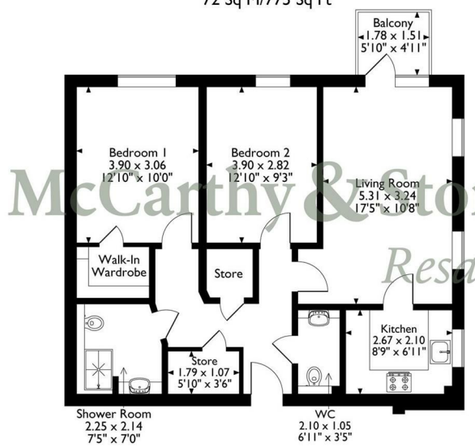
Excellent

Trustpilot

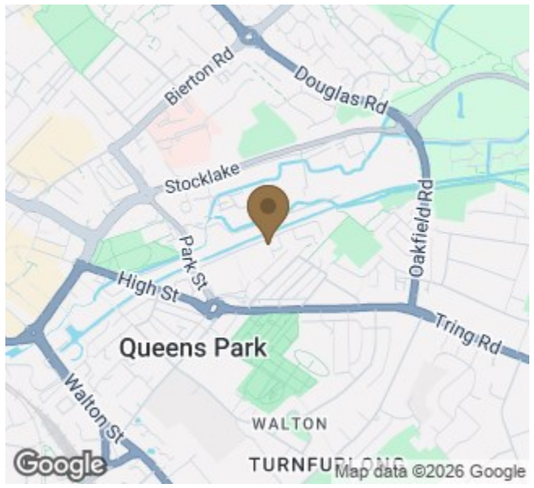
McCarthy & Stone
Resales.

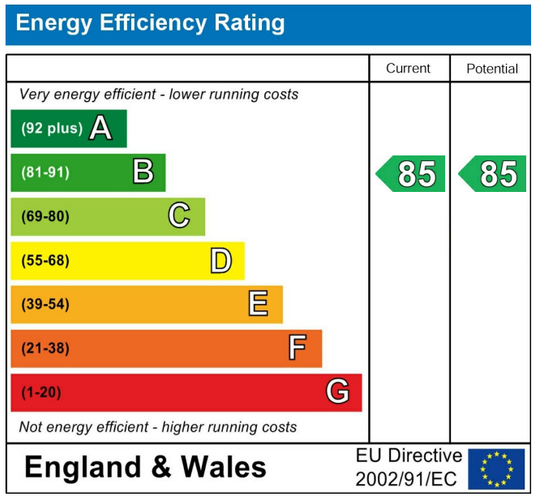
Gentian Place, Flat 23, Lester Road, Aylesbury
Approximate Gross Internal Area
72 Sq M/775 Sq Ft



McCarthy & Stone Resales.

The position & size of doors, windows, appliances and other features are approximate only.
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McCarthy & Stone Resales Limited
Registered Office: 4th Floor, 100 Holdenhurst Road, Bournemouth, Dorset, BH8 8AQ
Registered in England and Wales No. 10716544

The Property Ombudsman







Gentian Place

Lester Road, Aylesbury, HP20 1GF

2 | 2 | Council Tax Band: C

Looking for the perfect retirement property? If you like the idea of living in a close-knit community, with support on hand should you need it, then Gentian Place could be the ideal place for you. Contact our team to arrange an appointment to view.

Asking price £340,000
Leasehold

0345 556 4104
resales@mccarthyandstone.co.uk
mccarthyandstoneresales.co.uk

Why you'll love living here:

- Beautiful first floor apartment with dual aspect lounge and walk out balcony
- Modern kitchen with built in appliances
- Two double bedrooms
- Contemporary shower room and separate guest cloakroom
- Car parking space
- Estate Management team 24/7
- Bistro serving freshly prepared meals daily
- Communal lounge
- Landscaped Gardens
- Guest suite

McCarthy & Stone
Resales.

Trustpilot Rated Excellent

Gentian Place, Aylesbury

2 | 2 | Asking price £340,000

Gentian Place
If you are looking for retirement property for sale in Aylesbury, Buckinghamshire, then look no further. Our Gentian Place retirement development is in a town centre setting with easy access to Aylesbury's many restaurants, supermarkets, fitness centres and amenities. You'll also be well-placed to visit nearby Milton Keynes and the surrounding villages, as well as the Chiltern Hills Area of Outstanding Natural Beauty.
Our well-maintained gardens are a real highlight, allowing you to relax and enjoy the outdoors without any upkeep. A full calendar of social events, from garden parties & coffee mornings to Friday night film nights, is what makes Gentian Place such a friendly and welcoming community.

Local Area
Aylesbury, Buckinghamshire, is known for its fascinating history, proximity to London, and large assortment of shops and other amenities that make daily life here a joy.

Easy access to supermarkets, independent shops and services, pubs, eateries and healthcare.
The variety of fitness activities on your doorstep, including Aylesbury Vale Golf Clubs and the ultra-modern Aqua Vale Swimming and fitness centre.
The sense of community, bolstered by the traditional market, which operates three days a week, as well as a weekly Vintage and Craft Bazaar.
The arts and culture, with Aylesbury Waterside Theatre providing live shows, concerts, and screenings of all the latest movies and performances.
Walking trails and cycling routes around the Chiltern Hills, like the Aylesbury Ring.

Apartment Over View
We are delighted to offer this wonderful retirement apaartment, presented in an 'as new' condition. The apartment is situated on the first floor at the end of the building with only one adjoining apartment and within easy access to the lift. The wonderfully bright, dual aspect lounge boasts two windows and a double glazed door with access to a walk out balcony enjoying views of the greenery around the canal. Modern kitchen with built in appliances. Both bedrooms benefit from full height windows, the principle bedroom has a walk in wardrobe. Contemporary shower room, separate guest cloakroom and two useful store cupboards completes this beautiful apartment. A car parking space 'Q' which is situated close to the main entrance is included.

Landscaped Gardens
One of the main social hubs of Gentian Place is the large patio area in the communal garden. This space is enjoyed by many of the homeowners throughout the year. Best of all, Your McCarthy Stone take care of all the maintenance, leaving you free to relax and enjoy the beautiful gardens blossom and bloom throughout the seasons.

"The gardens are beautiful all year round and there are plenty of opportunities to spend time together with other neighbours, if you want the interaction." – McCarthy Stone Homeowner

Social Lifestyle
The Communal Lounge is at the heart of the community at Gentian Place and is where the majority of social gatherings take place. Regular activities include; coffee mornings and afternoons, games nights, Chair Yoga, quiz and movie nights. They're a perfect opportunity to meet your neighbours and make new friends, but there's never any obligation to join in, you can socialise as much or as little as you want.

Service Charge
What your service charge pays for:

• Estate Manager who ensures the development runs smoothly
• CQC Registered care staff on-site 24/7 for your peace of mind
• 1 hour cleaning / domestic assistance per week, per apartment
• 24hr emergency call system
• Monitored fire alarms and door camera entry security systems
• Maintaining lifts
• Heating and lighting in communal areas
• The running costs of the onsite restaurant
• Cleaning of communal areas daily
• Cleaning of windows
• Maintenance of the landscaped gardens and grounds
• Repairs & maintenance to the interior communal areas
• Contingency fund including internal and external redecoration of communal areas
• Buildings insurance, water and sewerage rates

The service charge does not cover external costs such as your Council Tax, electricity or TV. Find out more about service charges please contact your Property Consultant or Estate Manager.

Annual Service Charge: £12,701.76 for financial year end 28/2/2027.

Ask about our FREE ENTITLEMENTS SERVICE to find out what benefits you may be entitled to.

Lease
999 years from 1/6/2024

Moving Made Easy
Moving is a huge step, but don't let that hold you back. We have a range of services to help your move go smoothly, including:

• FREE Entitlements Advice to help you find out what benefits you may be entitled to.

• Part Exchange service to help you move without the hassle of having to sell your own home.

• Removal Services that can help you declutter and move you in to your new home.

• Conveyancing specialists who are experienced with sales and purchases of McCarthy Stone retirement properties.

For more information speak with our Property Consultant today.

Additional Servives
• Superfast Fibre Broadband available
• Mains water and electricity
• Electric room heating
• Mains drainage













