

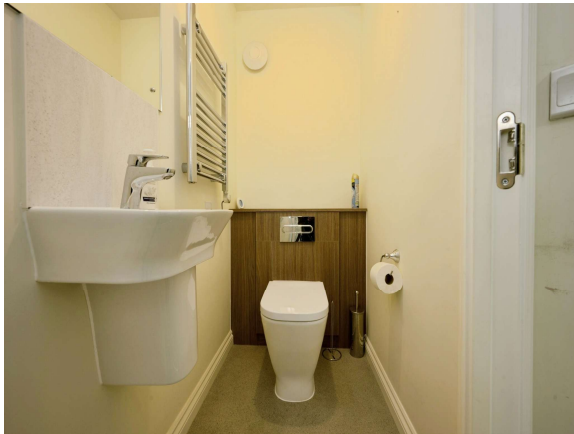


Oscar Lodge Cambridge Street, Aylesbury HP20 1FN

welcome to

Oscar Lodge Cambridge Street, Aylesbury

The bright living room offers space for both seating and dining, with French doors to a Juliet balcony and plenty of natural light. The adjacent modern kitchen includes fitted units, worktops, tiled splashbacks, and integrated appliances, with a window for ventilation. Bedroom one is a spacious double with a built-in mirrored wardrobe, while bedroom two is another good-sized double, ideal as a guest room, study, or hobby space. The shower room features a curved shower, WC, vanity basin, and heated towel rail, with an additional separate WC off the hallway.



Oscar Lodge offers a Lodge Manager on-site during the day, with regular social events held in the Owners' Lounge. A guest suite is available for visitors, along with access to guest suites at other Churchill Living developments (charges apply). The development features 24-hour Careline support, a video entry system, intruder alarm, and comprehensive fire and smoke detection. Additional benefits include residents' parking, automatic entrance doors, an Owners' Lounge, and a Wellness Suite. It is professionally managed by Churchill Estates Management.



Accommodation Comprises

Hallway

Lounge/ Diner

22' 11" x 10' 7" (6.99m x 3.23m)

Kitchen

8' x 7' 2" (2.44m x 2.18m)

Cloakroom

Bedroom One

17' 11" x 9' 3" (5.46m x 2.82m)

Bedroom Two

13' 10" x 9' 1" (4.22m x 2.77m)

Shower Room

Aylesbury

Aylesbury, the historic county town of Buckinghamshire, is ideally situated on the edge of the Chiltern Hills and within the picturesque Vale of Aylesbury. The area offers a wide range of amenities and attractions, catering to a variety of lifestyles.

Steeped in history, Aylesbury played a key role during the English Civil War in the 17th century. Today, it continues to enjoy strong recognition, with highlights including the award-winning Roald Dahl Children's Gallery and the renowned Stoke Mandeville Hospital and Guttman Sports Centre.

The town's traditional market, which has been part of Aylesbury life since the 13th century, remains a popular feature, held on Wednesdays, Fridays, and Saturdays, alongside modern retail facilities.

For arts and culture, the Queens Park Arts Centre provides a vibrant creative hub, hosting exhibitions and a diverse programme of events throughout the year. In addition, the Aylesbury Waterside Theatre, located in the town centre, offers an exciting schedule of entertainment, including West End productions, as well as ballet and opera performances.

Key Information:

Age restriction: One resident must be aged 60 or over (second resident 55 or over)

Service charge (year ending 30 November 2026): £4,908.77 per annum

Ground rent: £625 per annum (next review April 2026)

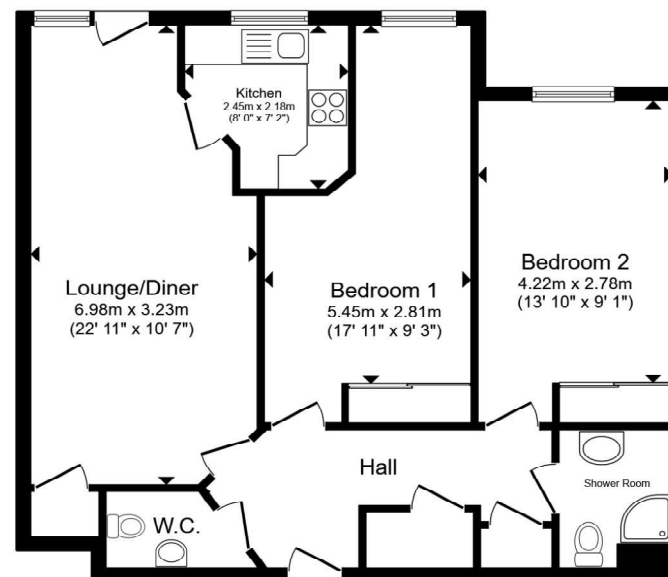
Council

Tax Band: C

Lease: 999 years from 2019

Service charges include utilities, maintenance, insurance, Careline, Lodge Manager, and communal upkeep. Please check pet permissions with Churchill Estates Management.

Please enquire with your legal representative regarding pet policies, as permissions are subject to lease terms and development regulations.



Total floor area 73.0 m² (785 sq.ft.) approx

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.propertybox.io


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welcome to

Oscar Lodge Cambridge Street, Aylesbury

- Two bedroom third floor apartment with Juliet balcony
- Owners' private car park
- Landscaped gardens
- Owners' Lounge & Kitchen with regular social events
- 24 hour Careline system for safety and security
- Great location close to the town centre & excellent transport links
- A Guest Suite is available for your friends and family to stay in.

Tenure: Leasehold EPC Rating: B Council Tax Band: C Service Charge: Ask Agent

Ground Rent: Ask Agent

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.

£345,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
AYL116527 - 0002

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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