



Asking Price £360,000 Leasehold

2 Bedroom, Apartment - Retirement

4, Oscar Lodge Cambridge Street, Aylesbury, Buckinghamshire, HP20 1FN

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Oscar Lodge

Aylesbury has a bustling open-air market with a Vintage & Craft Bazaar every Tuesday and a general market every Wednesday, Friday and Saturday. 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.

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, Berton, Wendover and Watermead.

The Lodge manager is on hand throughout the day to support the owners and keep the development in perfect shape. 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 unrivalled peace of mind.

There is a private owners' car park to the front of the lodge, automatic front doors into the large Owner's Lounge and a Wellness Suite.

Oscar Lodge is managed by the award winning Churchill Estates Management working closely with Churchill Living and Churchill Sales & Lettings to maintain the highest standards of maintenance and service for every lodge and owner.

Oscar Lodge requires at least one apartment resident to be over the age of 60 with any second resident over the age of 55.



Property Overview

TWO BEDROOM GROUND FLOOR RETIREMENT APARTMENT

Welcome to Oscar Lodge! Churchill Sales & Lettings are delighted to be marketing this lovely two bedroom, two bathroom ground floor retirement apartment. The property is presented in fantastic order throughout and is conveniently located near the Lift, Guest Suite and Owners Lounge.

The Living Room offers a feature electric fireplace with attractive surround. There is ample space for living and dining room furniture and a large window provides lots of natural light. A door opens to a useful storage cupboard.

The Kitchen is accessed via the Living Room and offers a range of modern eye and base level units with working surfaces over and tiled splashbacks. There is a built in waist height oven, 4 ring electric hob with extractor hood over, a fridge/freezer and washer/dryer. A window provides light and ventilation.

Bedroom One is a generous double room with a built in mirrored wardrobe. There is plenty of space for additional furniture. A large window provides lots of natural light.

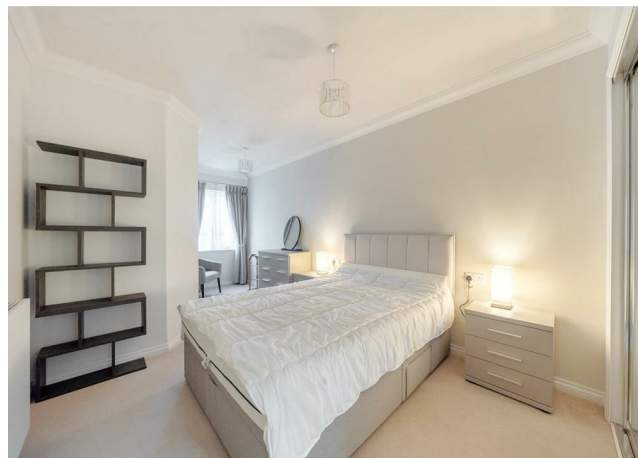
Bedroom Two is another good size room with a built in mirrored wardrobe. This room could be used as a separate Living Room, Study or Hobby Room.

The Shower Room offers a curved shower cubicle with handrail, a heated towel rail, WC and wash hand basin with vanity unit below.

A separate WC is located off the Living Room and offers a heated towel rail, WC and wash hand basin.

Perfectly complementing this lovely apartment are two useful storage cupboards located off the Hallway.

This apartment simply must be viewed!



Features

- Two bedroom two bathroom ground floor apartment
- Lodge Manager available 5 days a week
- Owners' Lounge & Kitchen with regular social events
- Wellbeing Suite
- 24 hour Careline system for safety and security
- Owners' private car park
- Great location close to the town centre & excellent transport links
- Large landscaped gardens
- 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.



Key Information

Service charge (Year Ending 30th November 2025): £4,752.59 per annum.

Ground rent: £625 per annum. To be reviewed in April 2026

Council Tax: Band C

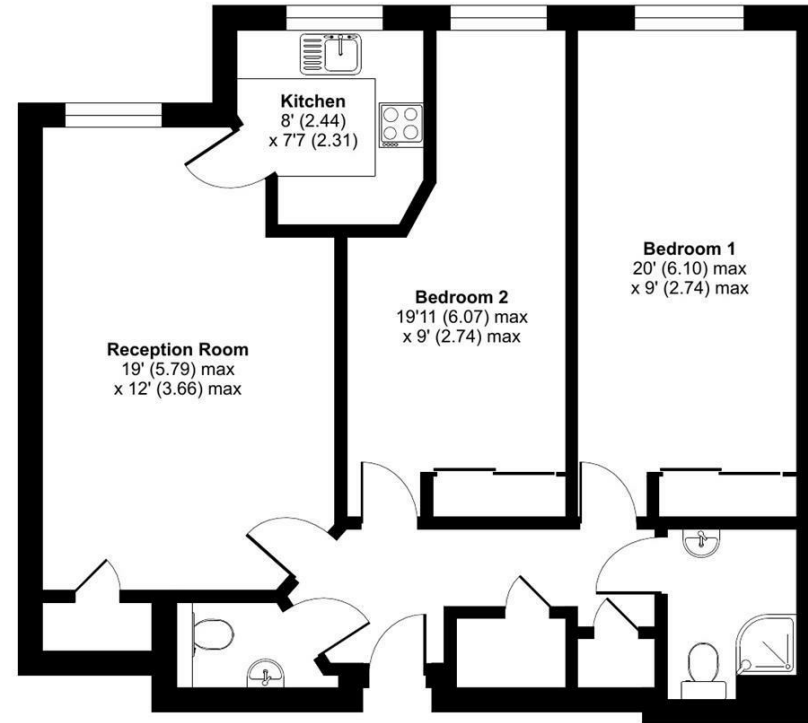
999 year Lease commencing 2019

Please check regarding Pets with Churchill Estates Management. Any consents given in relation to pets are subject to the terms of the lease and any further rules and regulations made by Churchill Estates Management.

Service charges include: Careline system, buildings insurance, water and sewerage rates, Ground Source heating, communal cleaning, utilities and maintenance, garden maintenance, lift maintenance, lodge manager and a contribution to the contingency fund.

A 1% contribution of the final selling price to the contingency fund is payable by the Seller upon completion of the sale of the property.

Approximate Area = 794 sq ft / 73.7 sq m
For identification only - Not to scale



EPC Rating: B

 Floor plan produced in accordance with RICS Property Measurement 2nd Edition, incorporating International Property Measurement Standards (IPMS2 Residential). © n/checom 2024. Produced for Churchill Sales & Lettings Limited. REF: 1217343

DESCRIPTION Measurements are approximate and some may be maximum on irregular walls.

CONSENTS We have not had sight of any relevant building regulations, guarantees or planning consents. All relevant documentation pertaining to this property should be checked with your legal advisor before exchanging contracts.

Property Particulars Disclaimer: These particulars are intended only as general guidance. The Company therefore gives notice that none of the material issued or visual depictions of any kind made on behalf of the Company can be relied upon as accurately describing any of the Specified Matters prescribed by any Order made under the Consumer Protection from Unfair Trading Regulations, 2008. Nor do they constitute a contract, part of a contract or a warranty.



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