



Asking Price £380,000 Leasehold

2 Bedroom, Apartment - Retirement

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

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**Churchill**  
Sales & Lettings  
Retirement Property Specialists

# 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 WITH PATIO\*\***

Welcome to Oscar Lodge! Churchill Sales & Lettings are delighted to be marketing this lovely two bedroom ground floor apartment. The property offers spacious accommodation throughout and garden views.

The Living Room offers a feature electric fireplace with attractive surround. There is ample space for living and dining room furniture. A French door opens to a private patio area and windows provide lots of natural light.

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. A window provides light and ventilation.

Bedroom One is a good-sized double room with a useful built-in mirrored wardrobe. There is plenty of space for additional bedroom furniture if required. A large window keeps this lovely bedroom bright and light. An ensuite offers a curved shower cubicle with handrail, heated towel rail, WC and wash hand basin with vanity unit beneath.

Bedroom Two is another good-sized room with a built-in mirrored wardrobe. This room could also be used as a separate Dining area, Study or Hobby room.

The Shower Room offers a shower cubicle, heated towel rail, WC and wash basin.

Perfectly complementing this wonderful apartment is a useful storage cupboard located in the hallway.

Call us today to book your viewing at Oscar Lodge!



# Features

- Two bed ground floor apartment with patio
- 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.

Approximate Area = 772 sq ft / 71.7 sq m  
For identification only - Not to scale

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

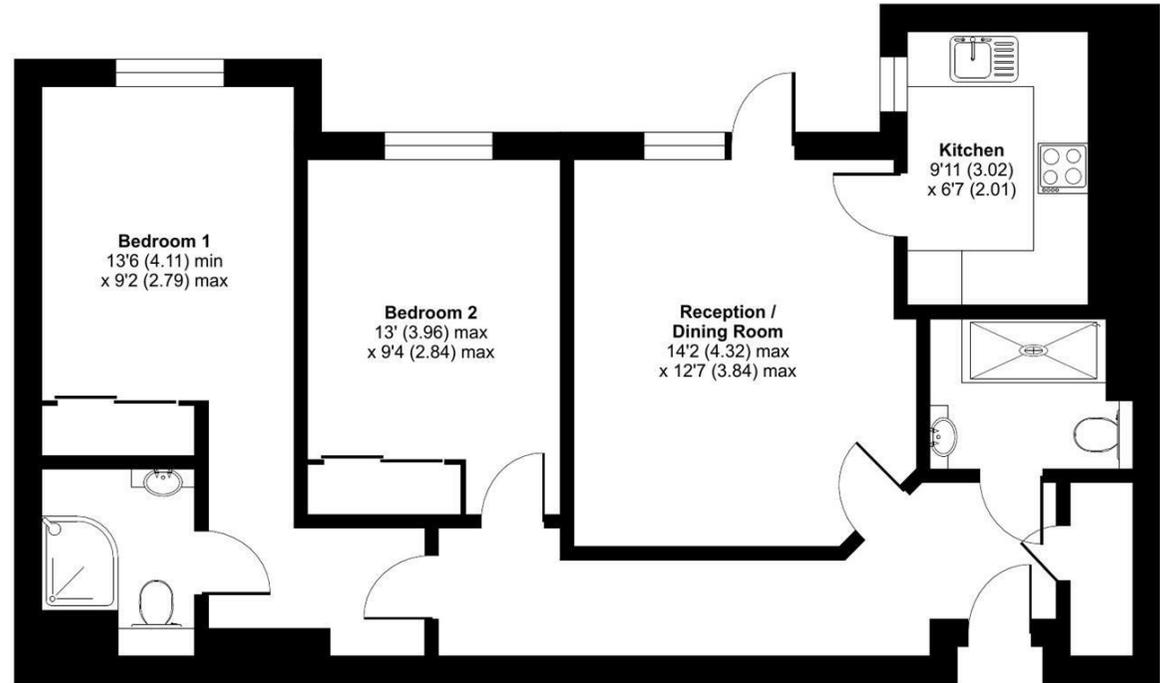
Council Tax: Band B

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.



EPC Rating: B

 Floor plan produced in accordance with RICS Property Measurement 2nd Edition, incorporating International Property Measurement Standards (IPMS2 Residential). © n/checom 2025. Produced for Churchill Sales & Lettings Limited. REF: 1248769

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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