



Asking Price £219,950 Leasehold

1 Bedroom, Apartment - Retirement

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

 **0800 077 8717**

 **sales@churchillsl.co.uk**

 **churchillsl.co.uk**

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.



0800 077 8717



sales@churchillsl.co.uk



churchillsl.co.uk

Property Overview

****ONE BEDROOM RETIREMENT APARTMENT WITH BALCONY****

Churchill Sales & Lettings are delighted to be marketing this lovely one bedroom third floor apartment with balcony. The property is conveniently located for the lift and the rooftop terrace. The apartment is presented in fantastic order throughout.

The Living Room offers ample space for living and dining room furniture and has a feature electric fireplace with attractive surround. A door opens onto a private balcony with views.

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, a freezer and washer/dryer. A window allows for light and ventilation.

The Bedroom is a generous double room with a useful built-in mirrored wardrobe and plenty of space for additional bedroom furniture if required.

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

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

Call us today to book your viewing at Oscar Lodge!



Features

- One bedroom third floor retirement apartment with balcony
- Large landscaped gardens
- Convenient for lift and rooftop terrace
- Lodge Manager available 5 days a week
- Owners' Lounge & Kitchen with regular social events
- 24 hour Careline system for safety and security
- Owners' private car park
- Great location close to the town centre & excellent transport links
- 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):
£3.168.39 per annum.

Ground rent: £575 per annum. To be reviewed in April
2026

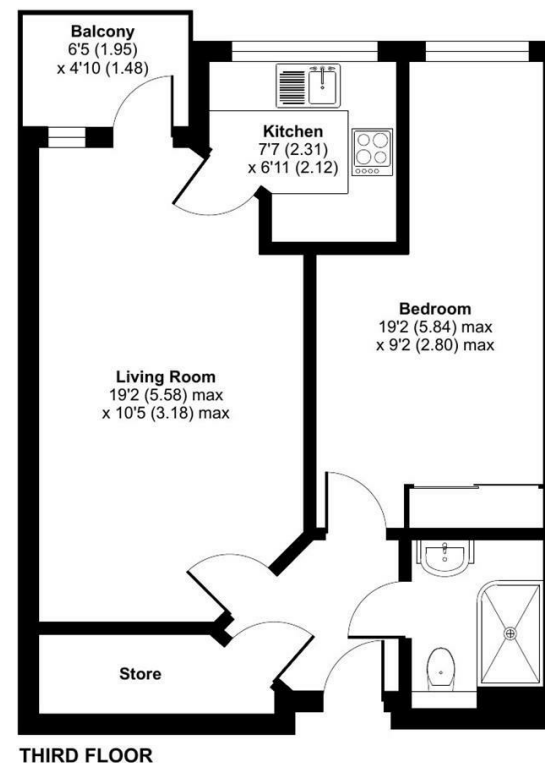
Council Tax: Band B

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.

Approximate Area = 508 sq ft / 47.1 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). © nichecom 2025.
Produced for Churchill Sales & Lettings Limited. REF: 1359610

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.



☎ 0800 077 8717

✉ sales@churchillsl.co.uk

🌐 churchillsl.co.uk

Churchill
Sales & Lettings
Retirement Property Specialists