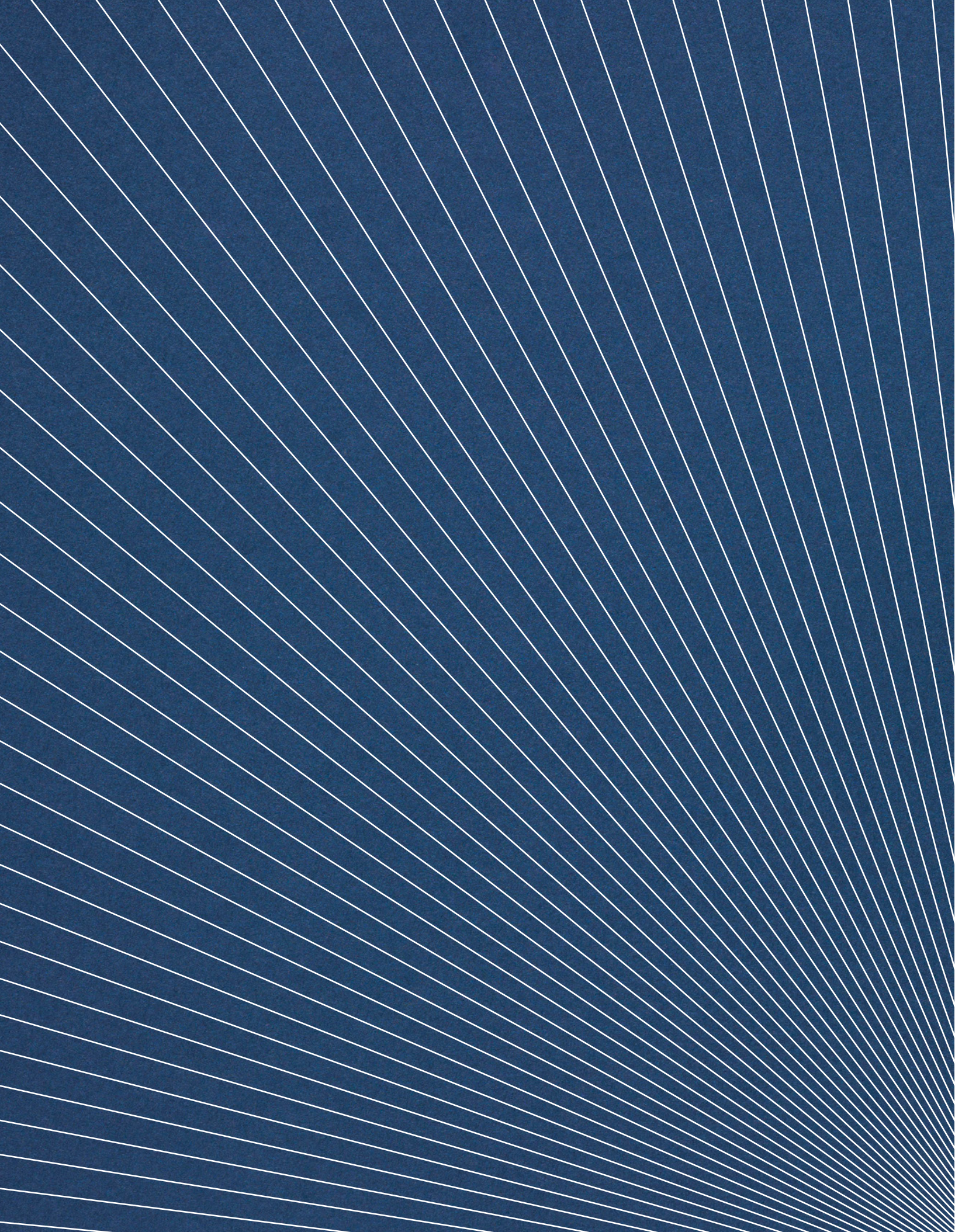




PEGASUS
BATH LEAT



**Welcome to Pegasus
Bath Leat** ⁰⁶
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Welcome to Pegasus Bath Leat

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We are proud to introduce this exceptional collection of 68 riverside apartments on the edge of Bath city centre – a World Heritage Site.

An architectural gem that is famously steeped in history, Bath is the UK's original wellbeing destination. This culturally vibrant city has great links to Bristol, London and beyond, and is within easy reach of beautiful countryside.

Bath Leat's design honours the city's unique heritage while offering stylish contemporary living. We invite you to explore these desirable apartments and enriching shared facilities, discovering the fulfilling lifestyle on offer at Pegasus Bath Leat.

LAURA HADLEY
Pegasus Development Manager



Royal Crescent, Bath

PEACE OF MIND

The fun, sociable and fulfilling lifestyle available to you at Pegasus Bath Leat is immeasurably enhanced by the friendly presence of a dedicated Lifehost, who will be on hand every day to help you with any queries and concerns. Another reassurance is the fact that Bath Leat and its community are protected by an advanced security system.

YOUR LIFEHOST

The Pegasus Bath Leat Lifehost will organise great social events, assist you with guest-suite bookings and offer local knowledge. An invaluable part of Bath Leat, your Lifehost will help to make life here carefree, rich and enjoyable.

The Lifehost will take time to get to know you, your interests and your preferences. This helps them to recommend places and local events you might enjoy, helping you to get the very most out of life in Bath.



Lifehost



Apartment Bedroom



BATH, SOMERSET

GOLD-STANDARD SECURITY

When you feel safe and secure, you're freed up to relax, socialise and pursue your interests. We work with Tunstall to provide a first-rate security system that includes video-entry, bringing you and your family complete peace of mind.

Tunstall creates systems that help older people to live more independently and with an improved quality of life. The Tunstall alarm system is integrated seamlessly and unobtrusively into Bath Leat. Completely discreet, yet always there in times of need.

“Breathtaking
architecture, heritage
and setting garnered
Bath the status of
World Heritage Site.”



AVON CALLING

—
The tranquil Avon flows through this
ancient city, where living well has
come naturally for millennia.



WHERE WELLBEING COMES FIRST

Feeling good is at the heart of Pegasus Bath Leat. Designed with wellbeing in mind, these opulent apartments and outstanding shared facilities will nurture your health and happiness.

Every home is airy, bright and well-appointed, bringing ease and delight to all parts of your day. What better way to start the morning than with coffee, the papers, and a tranquil view.

Later on, prepare and enjoy a social lunch with neighbours on the shared terrace. And for special occasions, book the clubroom and guest suite so family and friends can stay over, letting you celebrate in style.

The shared facilities also include a sauna, stretch studio, relaxation room and treatment room, helping you to stay fit and well.

Explore the beautifully landscaped gardens, and at the end of yet another good day, curl up with a book and a glass of wine in the snug, or head to the lounge for great conversation with friendly neighbours. It's all here, waiting for you.

Because peace of mind is key to wellbeing, Bath Leat is staffed by a General Manager and two dedicated Lifehosts, helping you feel safe and secure. If required, there is accommodation for short-term respite carers, and every apartment is discreetly equipped with a Tunstall security system.



Communal lounge

“Enjoying good times in beautiful surroundings makes every day special.”

Perfectly placed for Bath city centre, and beautifully situated on the River Avon, Pegasus Bath Leat lets you enjoy the peace of a riverside community with all the perks of the city on your doorstep.

Pegasus Bath Leat is a short 10-minute stroll along flat ground to the city centre, and a 15-minute walk to Bath Spa train station. Its secure underground parking and scooter stores also make it easy to get out and about.

When you feel like staying at home, Bath Leat has plenty to offer. Almost every apartment has its own outdoor space to relax and entertain in.

When you live at Bath Leat, staying at home can mean enjoying the sanctuary of your own private apartment, or enjoying time with friendly neighbours in the shared lounge and terrace, taking a stroll through the pretty gardens,

enjoying wellness in the stretch studio or mingling with the public in the onsite café.

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Apartment terrace



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WORLD-CLASS BEAUTY

Bath is in the Avon Valley, surrounded by limestone hills and bordering the southern edge of the Cotswolds – a designated Area of Outstanding Natural Beauty. The limestone Mendip Hills rise seven miles (11 km) south of the city, while the hustle and bustle of Bristol is the same distance away to Bath’s northwest.

Excellent road, rail and even water connections (if you wished, you could skipper a narrow boat to London via the Kennet and Avon canal and the River Thames) make Bath Leat a great springing-off point to explore the rest of the country.

SURROUNDING AREA

- 01 ROYAL VICTORIA PARK
- 02 GREEN PARK
- 03 QUEEN SQUARE
- 04 ROYAL CRESCENT

EATING AND DRINKING

- 05 THEATRE ROYAL
- 06 THE IVY
- 07 PUMP ROOMS

LOCAL AMENITIES

- 08 POST OFFICE
- 09 ST. JAMES’S SURGERY
- 10 BATH BUS STATION
- 11 COMFORTABLE PL. BUS STATION
- 12 NILE STREET BUS STATION
- 13 BATH OLDFIELD DENTAL CENTRE
- 14 POST BOX

PLACES TO GO

- 15 BATH ABBEY
- 16 BATH GUILDHALL
- 17 THERMAL BATH SPA



UNCOVER BATH

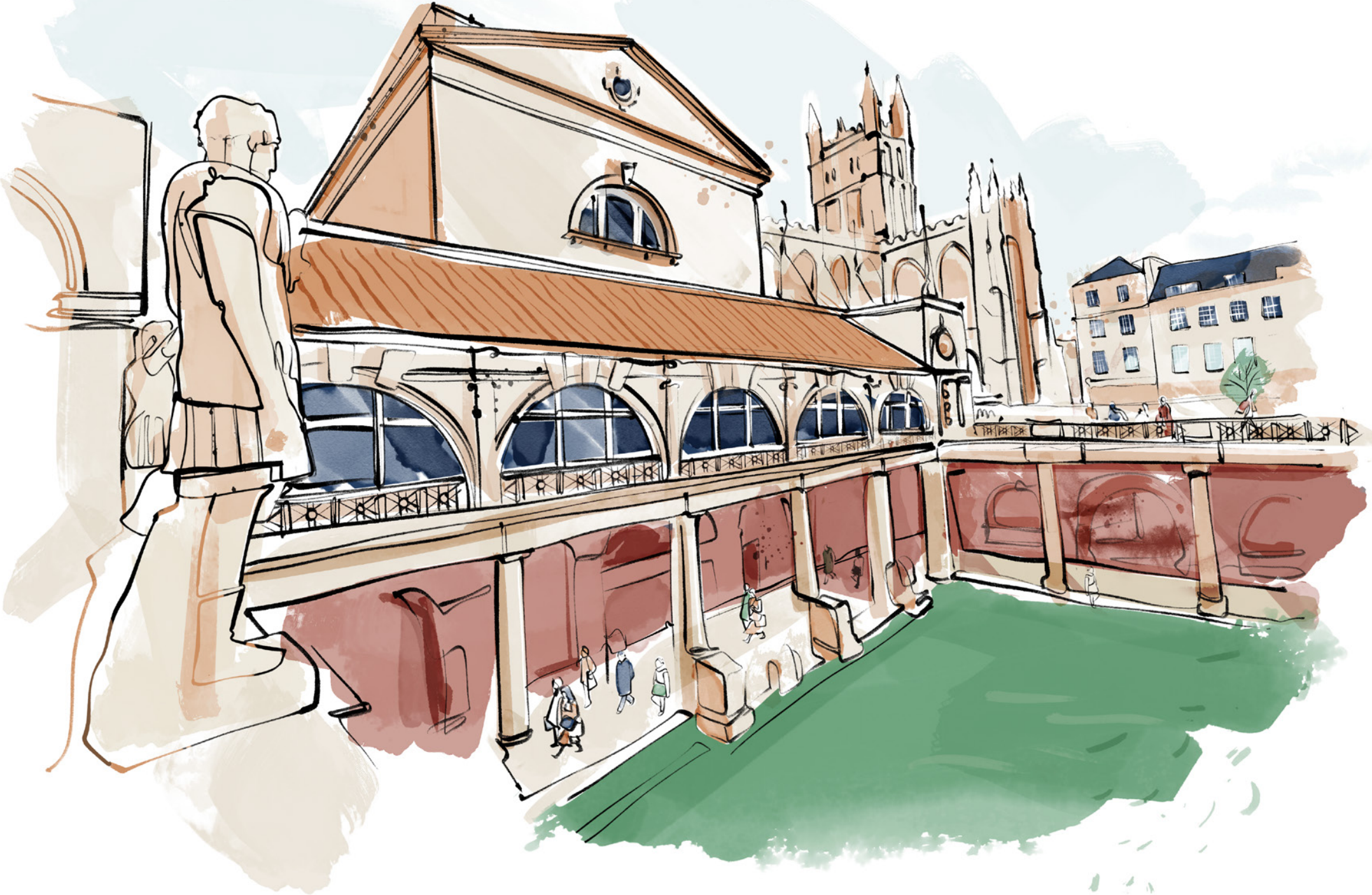
In 1987, its breathtaking beauty garnered Bath the status of World Heritage Site, yet this is also a modern city with a beating heart. Bath is teeming with museums, theatres, music venues and independent shops, cafés, pubs, wine bars and restaurants. Its compact centre is encircled by lovely green spaces, tranquil gardens, riverside and woodland walks, hills with spectacular views, tennis courts, golf clubs, and the odd 19th century folly.

Named after the Roman Baths that first tapped the UK's only hot springs, Bath grew to fashionable heights in the 18th and 19th Centuries. Today, you can still take the waters in the Georgian Pump Room, and bathe in the mineral-rich warm water at the Thermae Bath Spa.

One of the best ways to take in the city is by hot air balloon. From above, you can enjoy Bath's many cultural sites such as the Roman Baths, the Royal Crescent, and the surrounding, lush countryside. And that's the least of it, because Bath's cultural, festival and sporting calendars are bursting with opportunities to get out there and pursue your passions.



“Bath’s thriving social scene draws people from surrounding areas, placing you at the heart of the action.”



ANCIENT HISTORY

Bath, once named Aquae Sulis, was founded by Roman settlers in c. AD60 on the site of an Iron Age settlement. Its mineral-rich waters rise from the ground at a steamy 46 degrees celsius. In the 18th century the health-giving waters attracted crowds of wealthy people to Bath. They demanded first-class diversions, and today Bath remains the cultural epicentre of the South West of England.

CULTURED EATS

The city's status as a destination for the UK's great and good has long made it home to some of the country's most famous meeting and eating spaces, which offer sophisticated dining to this day.

PUMP ROOMS

A champagne brunch, afternoon tea and dinner can all be had in the palatial environs of the Pump Room, once patronised by Jane Austen and Charles Dickens. Chase your glass of Chandon with a shot of restorative spring water and sit back to enjoy the classical strains of the Pump Room Trio and resident pianist.



BROWNS

Listed buildings are virtually the norm in Bath, but in this one you can dine while admiring views of the Abbey, through this former police station's huge windows and from its outdoor terrace. Browns' varied menu features daily market fish, fresh lobster, weekend bottomless brunches, Sunday Roasts, and, of course, afternoon tea.



THE IVY

Glamour, celebration and good food are what The Ivy is all about. Here at the Bath Brasserie, a sophisticated powder-blue interior scheme complements a menu that elevates traditional favourites like shepherd's pie, fish and chips and high tea. The restaurant's ambience stretches to the first-floor private dining venue, perfect for celebrating special occasions.



STYLE AND SUBSTANCE

Strolling the streets of Bath is an education in itself, but step into the city's many galleries and museums for even greater journeys of discovery. Gaze at Gainsboroughs at the Holburne Museum, indulge your love of Austen at the Jane Austen Centre, and visit the house where astronomer William Herschel discovered the planet Uranus in 1781.

Bath's eclectic museums, art galleries and venues cannot fail to fascinate and impress visiting friends and family. Meanwhile, living at Bath Leat brings the luxury of time to thoroughly explore every treasure house in this amazing city.



ASSEMBLY ROOMS

Owned by the National Trust and free to enter, the Assembly Rooms opened in 1771 as a collection of four purpose-built rooms for dancing, drinking tea, playing cards and listening to music. The spectacular and vast Ball Room whirled you back to the Regency era, possibly via your recollections of the many Jane Austen adaptations filmed here.

THEATRE ROYAL, BATH

Built in 1805, this jewel-like theatre brims with history, but has arguably never been more vibrant than now. Its three stages offer year-round weekly touring productions and a Summer Season, spanning drama, opera and dance. The Theatre Royal's status is such that some productions open here before their official openings in London.



BATH FASHION MUSEUM

Housed in the historic Assembly Rooms is a world-class collection of contemporary and historic dress, leading you through all the British style eras. There are 100,000 items in its collection, from Elizabethan decorated gloves, Regency dancing shoes, to work by today's leading designers.

SPORTING CHANCES

Bath has always been a place of leisure, and it remains a centre of sporting prowess. The city's great facilities and friendly clubs make Bath a fantastic place to keep your eye in – or find love for a new sport or activity.

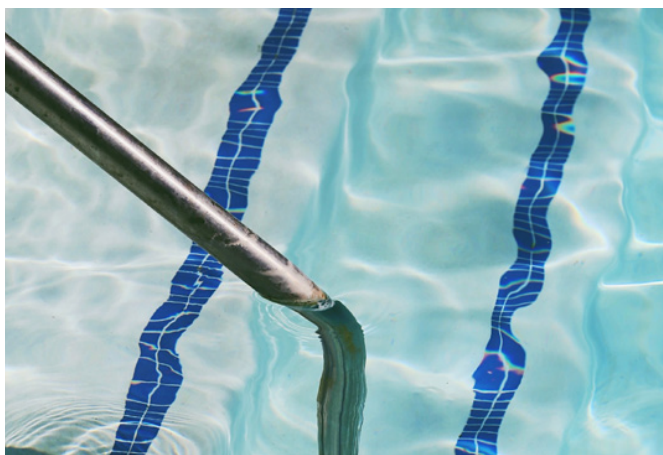
BATH BOWLING CLUB

Bath Bowling Club welcomes new members whether they know how to play, have a little experience, or none at all. The club offers coaching and encouragement, and opportunities to compete at the highest levels both regionally and nationally. Relax after a game at the clubhouse with its bar, kitchen and lovely outdoor social space.



BATH TENNIS CLUB

Billing itself as “the friendliest club in Bath”, this community tennis club welcomes all comers. A busy year-round events and social calendar means there's always something fun happening here, whether or not you can get onto one of its six courts. For those looking to perfect their serve, adult coaching is available at all levels.



CLEVELAND POOLS

The oldest surviving public outdoor swimming pool in the country, a major restoration project reopens Cleveland Pools in 2022, after a near-40 year period of closure and neglect. The crescent-shaped Georgian complex includes a central caretaker's cottage flanked by changing rooms, and a large P-shaped pool that is 41 metres long, and smaller pool of 15 metres.



BATH CITY RUGBY

There's premiership rugby just a short stroll from Bath Leat, at the Recreation Ground in the city centre. Get involved by spectating, joining the official Supporters' Club, enrolling your grandkids at summer rugby camp – or by signing up for the 'walking rugby' team, for gentle fitness and lots of fun.



BATH GOLF CLUB

Just north of Bath Leat is Bathampton Down, home to Bath Golf Club. If you've ever hankered to play a course overlooking a World Heritage City, this is the one. Chosen by Golf Monthly as one of its 100 Hidden Gems in 2022, the club's warm and relaxed atmosphere and challenging 18 holes make it a must-try.

LANDSDOWN GOLF CLUB

This Harry Colt-designed course offers breathtaking views over the Bristol Channel. Built on a plateau, the flat par 71 course is a pleasure to walk. The course is very well drained, meaning you can keep your trolley with you all the way to the clubhouse and its convivial 19th hole and restaurant.



BATH CRICKET CLUB

Founded in 1859 this historic cricket club is set in the heart of Bath, and caters for everyone, including seniors, ladies and children (the grandkids might enjoy a summer holiday cricket camp). If you enjoy spectating more than playing, there are plenty of fixtures and social events to get involved with and enjoy at this pleasant green space and friendly pavilion.



02

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“Stylish and tranquil riverside living, with a vibrant city and 2,000 years of fascinating heritage on your doorstep.”

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Discover Pegasus Bath Leat, an opulent collection of 68 one- and two-bedroom age-exclusive apartments on the banks of the River Avon, in Bath.

Bright, spacious and beautifully appointed, these high-specification apartments boast river views, with balconies, terraces, interiors and layouts designed to provide exceptional later-living standards.

Exclusive shared facilities across three apartment buildings bring neighbours together, sparking friendships in a sociable community that nurtures every individual.

The name Bath Leat subtly captures the city’s status as a spa town; Leat is a local term for a watercourse dug into the ground to supply water – in Bath’s case, to its unique thermal baths and pump room.

Relaxation Room



DISCERNING DESIGN

Beautiful inside and out, every aspect of Bath Leat's design has been thoughtfully considered – from flowing layouts to stylish fixtures and fittings.

Almost every one of the 68 luxurious apartments in the Bath Leat collection possesses a spacious patio, one or two balconies or a roof terrace. These amazing spaces bring light, views and nature into your home, along with a sense of calm and wellbeing.

Start your perfect day with a coffee on the terrace, spend a rainy afternoon curled up with a good book in a cosy nook in your living room, or enjoy a summer sunset with a glass of chilled white wine on the balcony. Home has never felt so good.



Apartment

LIVING AREA AND BEDROOMS

Bath Leat offers a wide variety of floorplans to choose from, including two-bedroom flats with generous terraces with access from both bedrooms and the living room. Some apartments also feature studies, giving you somewhere quiet to catch up with emails – and doubling up as a second guest room if required.

Whichever apartment you choose, spaciousness is guaranteed. Bath Leat homes feature large living areas and bedrooms, and wide, welcoming entranceways. Generously proportioned spaces are more relaxing, and let you entertain guests in style. Meanwhile, well-crafted design detailing and high-quality carpeting help your home feel like the luxurious sanctuary you deserve.



BATHROOM

The bathrooms are equally well considered, with all shower rooms and ensembles fitted with anti-slip shower trays, chrome rails, low surface-temperature towel radiators and illuminated mirrored cabinets.



Kitchen

KITCHEN AND UTILITY

Food preparation becomes a pleasure when your kitchen features flawless materials like a Silestone quartz worktop. Top-quality appliances include a Neff oven, Neff ceramic hob and Neff microwave, an integrated Bosch fridge-freezer and a Fisher & Paykel dishwasher. The utility cupboard, which keeps fresh laundry out of the kitchen, features a Neff combined washer-dryer.

HOME SPECIFICATIONS

BEDROOM

FLOOR FINISHES

- Carpet, Cloudy Bay

SKIRTING/ARCHITRAVES

- Architraves - Burford Contemporary 18 x 70mm high gloss white finish
- Skirting - Burford Contemporary 18mm x 152mm high gloss white finish

INTERNAL DOORS

- White 3 ladder panel door

IRONMONGERY

- Lever handle on round rose, Polished chrome finish

WALL/CEILING FINISHES

- Matt emulsion, white

SOCKETS/SWITCHES

- Plastic switches & plastic twin sockets with USB

LIGHT FITTINGS

- Pendants in Parkside and Garden view buildings
- White LED spotlights in Riverside apartments

WARDROBES

- Shaker style wardrobes, grey bardolino oak with champagne grip handle

RADIATORS

- Flat panel radiator, white

UTILITY CUPBOARD

APPLIANCES

- Neff combined washer dryer

HALLWAY

FLOOR FINISHES

- Karndean Luxury Vinyl Tile, Greige Oak finish

SKIRTING/ARCHITRAVES

- Architraves - Burford Contemporary 18 x 70mm high gloss white finish
- Skirting - Burford Contemporary 18mm x 152mm high gloss white finish

FRONT DOOR

- Walnut door for all internal apartment entrance doors
- Dark grey slab door for all external apartment entrance doors apartments (except apt no. 32, 37, 38, 49, 50 & 61) and L03 Garden building

IRONMONGERY

- Lever handle on round rose, Polished chrome finish

WALL/CEILING FINISHES

- Matt emulsion, white

SOCKETS/SWITCHES

- Plastic switch with LED indicator

LIGHT FITTING

- White LED spotlights

SHOWER ROOMS & EN-SUITES

FLOOR FINISHES/SKIRTING

- Bush hammered anti slip ceramic floor tile

WALL FINISHES

- Matt white emulsion paint
- Bush hammered natural finish ceramic wall tiles

CEILING FINISHES

- Paint finish matt emulsion, white.

ARCHITRAVES

- High gloss white finish

INTERNAL DOORS

- White 3 ladder panel doors

IRONMONGERY

- Toilet Roll Holder - Vado Sirkel

LIGHTING

- White LED Spotlights

VANITY TOP

- Bespoke vanity unit in Cashmere with white worktop

KITCHEN

FLOOR FINISHES

- Karndean Luxury Vinyl Tile, Greige Oak finish

SKIRTING/ARCHITRAVES

- Skirting - Burford Contemporary 18mm x 152mm high gloss white finish
- Architraves - Burford Contemporary 18 x 70mm high gloss white finish

INTERNAL DOORS

- N/A - All open plan

IRONMONGERY

- N/A - All open plan

WALL/CEILING FINISHES

- Matt emulsion, white

SOCKETS/SWITCHES

- Plastic switches & plastic twin sockets with USB

LIGHT FITTINGS

- LED strip lights

BASE & WALL UNITS

- Platinum grey shaker style doors
- Grey and silver metal pull out corner unit

WORKTOPS & SPLASHBACK

- Silestone worktop and splashback, White Arabesque

SINK

- Stainless steel undermount sink bowl and a half

TAPS

- Chrome twin lever handle mixer tap

APPLIANCES

- Fisher & Paykel integrated dishwasher
- Neff Ceramic Hob
- Neff Microwave
- Neff Single Oven
- Bosch built in fridge freezer, 60/40 split

SANITARYWARE - SHOWER ROOM & EN-SUITES

WC

- White back to wall (comfort height) pan
- White soft close toilet seat and cover
- Chrome flush push plate

WASH HAND BASIN

- Semi Recessed white basin
- Chrome mono smooth bodied basin mixer tap

SHOWER

- Fixed Shower Head with wall mounted arm, chrome
- Chrome wall mounted single function mini shower kit
- Chrome Rail System
- Anti-slip flat top shower tray
- Screen - Merlyn Ionic 1100

CABINET

- Mirrored triple door cabinet with LED light strip, light switch at bottom and integrated shaver socket

HEATED TOWEL RAIL

- Chrome towel rail, low surface temperature 900x500

LIVING ROOM

FLOOR FINISHES

- Karndean Luxury Vinyl Tile, Greige Oak finish

SKIRTING/ARCHITRAVES

- Architraves - Burford Contemporary 18 x 70mm high gloss white finish
- Skirting - Burford Contemporary 18mm x 152mm high gloss white finish

INTERNAL DOORS

- White 3 ladder panel door

IRONMONGERY

- Lever handle on round rose, Polished chrome finish

WALL/CEILING FINISHES

- Matt emulsion, white

SOCKETS/SWITCHES

- Plastic switches & plastic twin sockets with USB

LIGHT FITTINGS

- White dimmable LED spotlights



OUR ASSURANCE TO YOU

We at Pegasus take care of the external building maintenance, buildings insurance and communal utility bills, all covered by your service charge. We also ensure the shared areas are meticulously cleaned and maintained.

Our dedicated team of friendly and approachable Lifehosts work to ensure the support provided is always tailored to customers' needs.

The Property Management team makes regular visits to our communities and conducts annual service-charge meetings – all with complete transparency.

We strive to deliver the highest standard of service, and passionately believe that transparency is fundamental to maintaining our customers' peace of mind.



Did you know? We have created over 30 developments in a variety of locations across the UK, from Winchester to the North East of England.

HOMES WITH HEART

MOVING ON

We design and build homes with great care and attention. So when it comes to moving on and selling your home, you can trust us to promote your property in the best possible light.

Our decades of experience creating and selling homes designed for independent living have given us unrivalled knowledge of the market, and a national sales network that will work for you. We aim for the right audience – an audience who'll love your home just as much as you do – so that you can aim for the best possible price.

Pegasus' signature approach to customer service will see us support you at every stage of the resale process, taking the stress out of selling your home. From instructing solicitors, to marketing your property and organising removals, we will be with you every step of the way. We even provide a six-month service-charge holiday while you're selling.

The reality is that homes for independent living are increasingly in demand as the population ages and people demand better standards for later-life. While we are working hard to unlock the supply issues for this type of home, demand will continue to outstrip supply for these high-quality homes and wonderful communities. There's never been a better time to invest in a Pegasus home.





THE PEGASUS PROMISE

CARING ABOUT THE LEGACY WE LEAVE BEHIND

When you buy a Pegasus home, you are contributing to a growing story that creates lasting value for yourself and the community. We are changing the way later-living developments are created, for the better.

TAKING CARE OF TOMORROW THROUGH SUSTAINABILITY

We are committed to the wellbeing both of those living in our communities and to the environment, and find that the two often go hand-in-hand. We take the time to explain the sustainability credentials and features of new homes, helping customers to live there healthily and sustainably.

ACKNOWLEDGING AND REWARDING CUSTOMER LOYALTY

We believe that by listening well and providing outstanding service, our customers will recommend us to their friends. When they do, we reciprocate with genuine appreciation.

CARING ABOUT OUR NEIGHBOURS

Pegasus is part of the Lifestory group, creating homes for customers at every stage of their lives. We are committed to understanding the communities in which we work, so we can enhance neighbourhoods and benefit everyone. Customers to live there healthily and sustainably.

TAKING RESPONSIBILITY FOR YOUR NEEDS

Every one of us at Pegasus is personally responsible for fulfilling your needs. This means that when you contact us, the person who receives the call is responsible for answering all your questions.

GETTING TO KNOW YOU PERSONALLY

We recognise that everyone is an individual, and are committed to listening to and understanding your needs, so that we can provide outstanding service.

STEVE BANGS
Lifestory CEO

“At Pegasus
Bath Leat, we
do retirement
differently.”



THE AGE OF PLEASURE

Bath Leat offers friendship, fun and fulfilment. Come and experience the lifestyle on offer at this spectacular new community in a truly unique city.

CONTACT INFORMATION

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DISCLAIMER

All CGIs are artist impression and
subject to change.

CREDITS

Images of the site and apartments are
for illustrative purposes only

Hot air balloon ride above Bath (p.20)
@ Alexey Fedorenko

Illustrations (p. 10,22,44)
@ Charlotte Maddison

The Assembly Rooms in Bath (p.26)
@ Craig Hastings z

IMPORTANT NOTICE:

These details are intended to give
a general indication of the
proposed development and floor
layouts and are believed to be
correct at the time of printing.
Lifestory reserves the right to
make any changes thought
necessary to the development,
individual specifications or floor
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architect's drawings. Final
dimensions may vary slightly.

