



**PEGASUS
LICHFIELD BONDS**

Welcome ⁰⁴
About Pegasus ⁰⁶
Local Area ⁰⁸
Location ²⁰
The Community ²⁴
Specification ³²
Our Development ³⁴
Floor Plans ⁴²
The Benefits ⁴⁶
Our Assurance ⁴⁸
Contact ⁵⁰



Welcome to Pegasus Lichfield Bonds, contemporary later living surrounded by the remarkable history of Lichfield's picturesque city centre.

With views across the treasured landmark, Lichfield Cathedral, this modern collection of 64 one and two-bedroom apartments, which are available to purchase or rent, are perfectly positioned to enjoy the very best of Lichfield.

Set across three exquisitely designed buildings, each apartment offers modern luxury that maximises both convenience and comfort.

At Pegasus Lichfield Bonds we are doing more than just building beautiful homes. We are creating strong communities through thoughtful design with connection and wellbeing at its core.

We are all driven to create the very best apartments for you to call home and we are excited to be able to showcase Pegasus Lichfield Bonds to you.

MIKE GILL
Regional Managing Director

ABOUT PEGASUS

For over 30 years, Pegasus has had a proud history of creating purpose-built, beautiful later living homes for people over 60. Over this period, Pegasus has delivered later living communities right across the UK from Newcastle to Cornwall. This includes the award-winning Chapter House, located just 8 minutes' walk from Pegasus Lichfield Bonds.

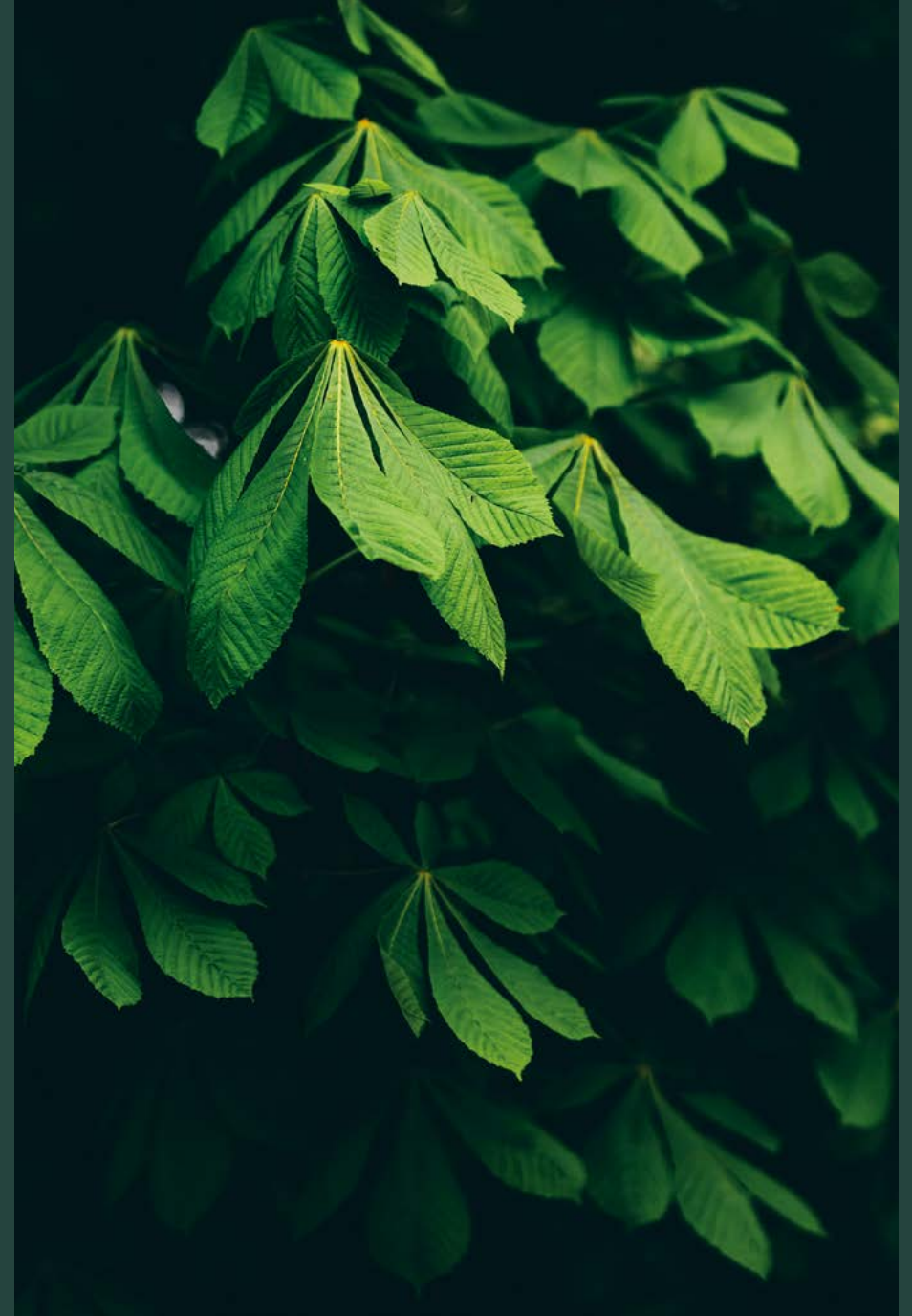
The modern and stylish apartments are created for those looking to downsize. Designed with community in mind, the homes fit around you, your lifestyle and your future.



Pegasus build homes as stylish destinations and there's no better example than Lichfield Bonds. When you move in, you'll become part of a like-minded, thriving community, with everything on your doorstep. Allowing you to connect with your local area and get to where you need to be.

Each Pegasus community also has its own on-site team, who handle day-to-day tasks and ensure the smooth running of the building, leaving you with more time to enjoy life.

In October 2019, Pegasus became part of Lifestory. Lifestory was created through the merger of three companies - Anthology, Pegasus and Renaissance. Together, Lifestory creates tailor made homes from first time buyers through to later living.



“
The joy of living in Lichfield
is that you are only ever a
short walk away from a
coffee shop, supermarket
or a market stall.
”



Lichfield

AN AREA OF ENDURING BEAUTY

Situated in the heart of Staffordshire, Lichfield is a vibrant city brimming with a heritage that offers something for everyone to love.

It could be discovering the 1,300 years of history in the only medieval three-spired cathedral in the UK, walking the 70 acres of beautiful gardens at nearby Beacon Park or treating yourself at the eclectic Lichfield Markets. And that's just the beginning.

Lichfield also boasts a calendar packed full of noteworthy events. A sure highlight is the magical Proms in the Park, which takes place in September each year among beautiful outdoor surroundings. Alternatively, the food festival in August welcomes over 300 food and drink traders to showcase all manner of culinary delights.

Pegasus Lichfield Bonds benefits from a prime position in the thriving centre of the city, meaning all this and much more is right on your doorstep.



Market Square



ON YOUR DOORSTEP

Walking through the secure gated entrance at Pegasus Lichfield Bonds will lead you out onto the charming cobbles of Quonians Lane. From here it's just a 50-yard stroll to Dam Street and the start of the bustling market square.

It's always a pleasure to wander Lichfield's interesting streets, which are lined with museums, independent shops, mouth-watering restaurants and inviting places to stop by for a coffee. However, on market days the city centre truly comes alive, with an endless variety of stalls to peruse.

Essential amenities are also well taken care of with a supermarket, GP surgery, pharmacies, banks and various other services all within walking distance.

And for those days when you need to travel further afield, Lichfield City train station is less than 10 minutes away on foot. With services to Birmingham in 37 minutes and London in less than an hour and a half, it's easy to stay connected.



Beacon Park



PLACES TO ENTERTAIN & ENJOY

Lichfield is a place where fascinating historic sites sit side by side with dynamic arts, innovative restaurants and characterful eateries to create a vibrant atmosphere that is a joy to be part of.

The Grade II listed 'Tudor of Lichfield' coffee shop and restaurant is a popular daytime choice, with an unmistakable beamed façade that has been a beloved feature of the city centre since 1510. Morning coffee, lunch or afternoon tea in such characterful surroundings make for the perfect way to refuel on a walking tour of the area's fascinating landmarks.



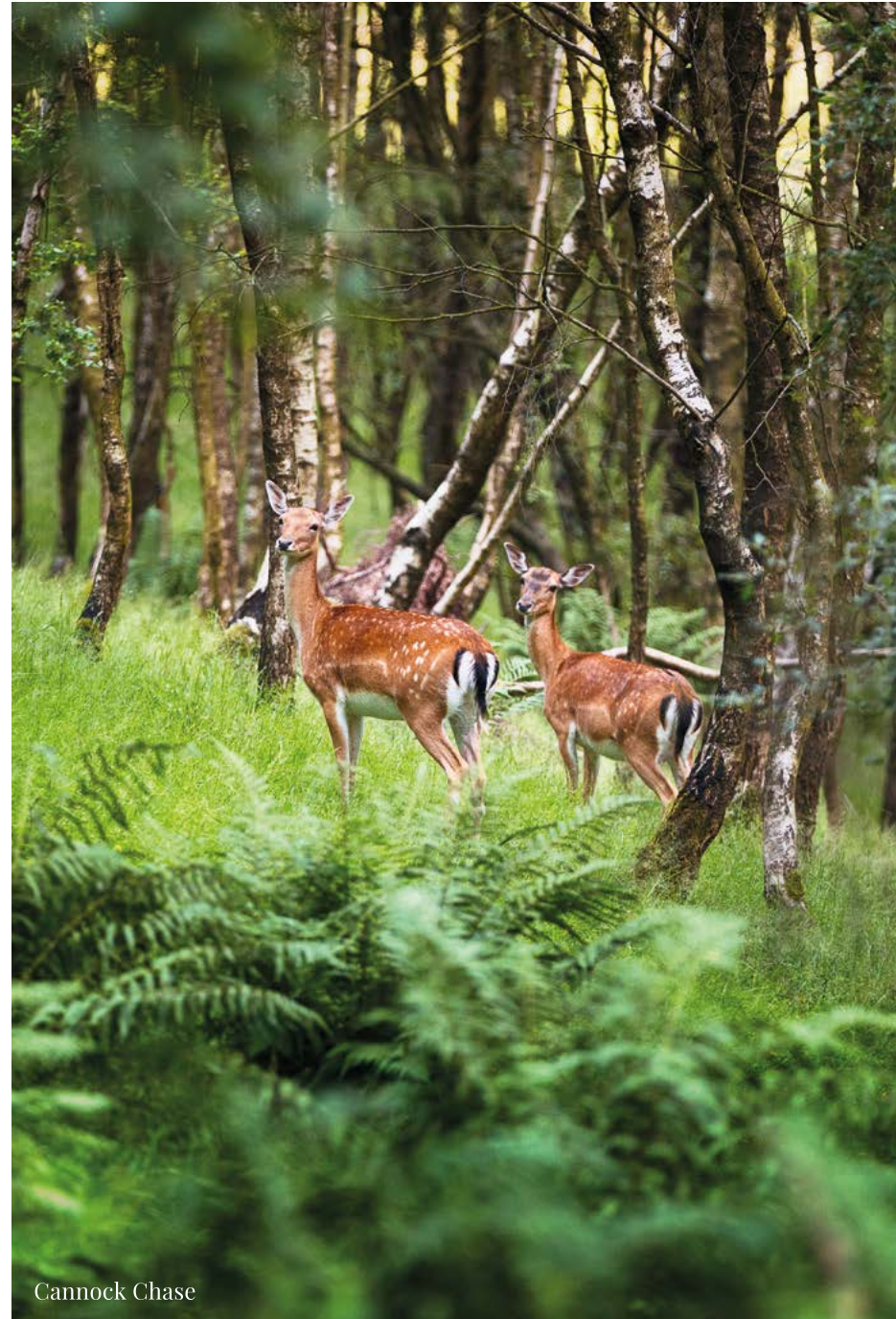
Lichfield High Street



Evenings out are also well catered for, with a number of dining options to try. Sample the Michelin-starred delights on offer at Upstairs by Tom Shepherd, a contemporary city centre restaurant. Alternatively, The Four Seasons at nearby Swinfen Hall provides fine dining in a truly grandiose setting.

Both make the ideal warm-up before a night's entertainment at the Lichfield Garrick – a theatre and concert venue with a varied schedule of cinema, music, comedy and stage shows.

For family visits, a short drive will take you to the National Forest Adventure Farm, where little loved ones will enjoy meeting the animals and running wild. The thrilling rides at Drayton Manor Theme Park can also provide no end of excitement but are not for the faint-hearted!



Cannock Chase

EXPLORE THE GREAT OUTDOORS

Time spent out in the fresh air is an important part of any healthy lifestyle and Lichfield's wide selection of green spaces provides plenty of opportunities to do so.

Beacon Park sits at the heart of the city and boasts 70 acres of beautiful gardens, open spaces, sports courts, a golf course and even a boating lake. This valuable community space is a much-loved destination for local residents and as such can be a hive of activity in the summer months.

For something a little more peaceful, the adjacent Stowe Pool provides a unique city-centre escape. This historic mill pond makes the perfect spot for a morning stroll, a picnic or a relaxing afternoon's fishing surrounded by scenery that belies its urban location.

Alternatively, take a short drive north to unwind at Lichfield Golf and Country Club with its 18-hole championship course and well-equipped health club.

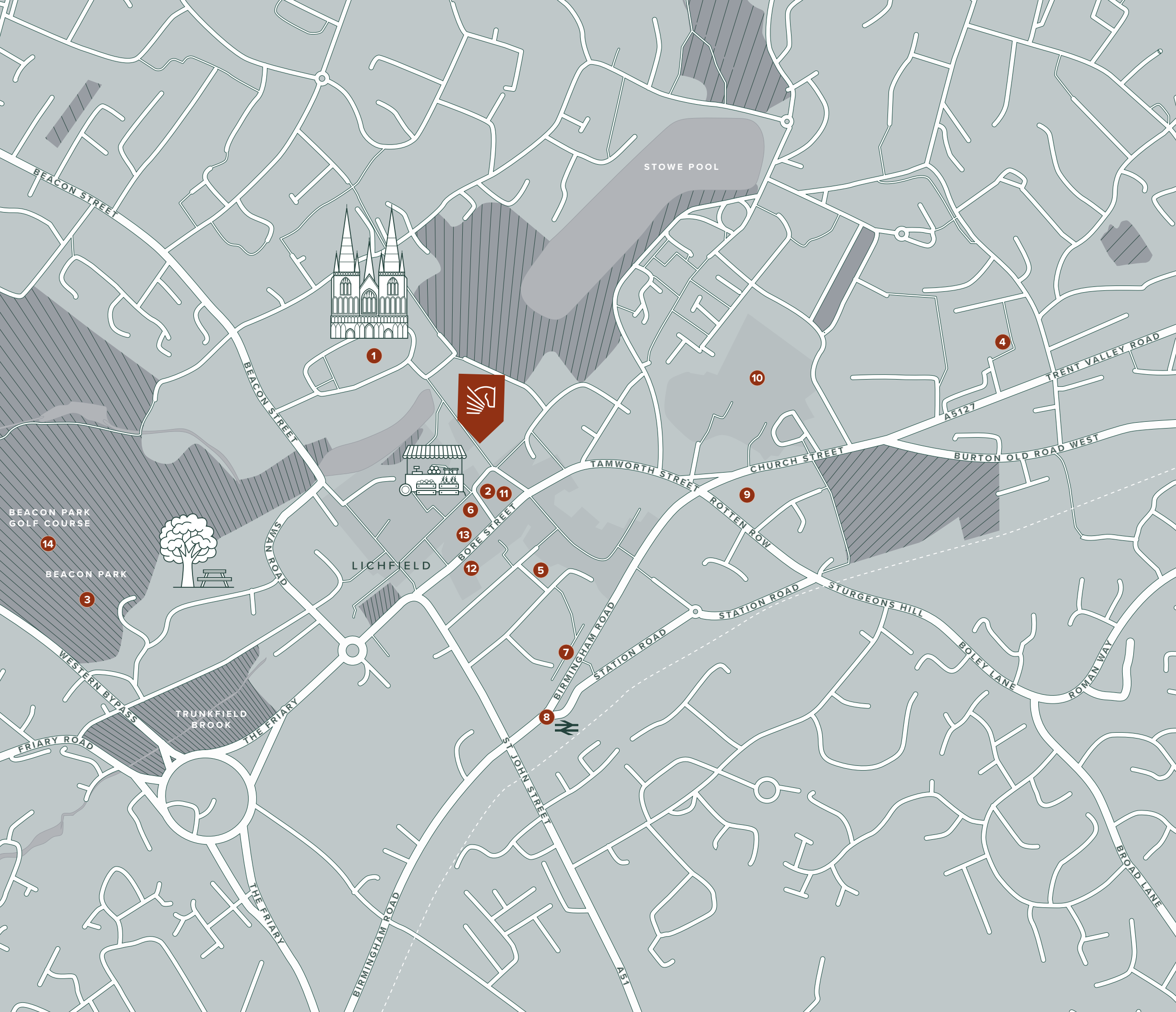
However to truly get away from it all, explore the ancient woodland of the National Forest or soak up the natural tranquility that can be found in the Cannock Chase Area of Outstanding Natural Beauty, both within 30 minutes by car.





“
Just a 6 minute walk
from Pegasus Lichfield
Bonds will take you to
the much-loved
Beacon Park. 70 acres
of beautiful gardens,
open spaces and even
a boating lake.
”

Beacon Park



WELCOME TO THE NEIGHBOURHOOD

LOCAL AREA

- 1 LICHFIELD CATHEDRAL
- 2 MARKET SQUARE
- 3 BEACON PARK
- 4 SAMUEL JOHNSON COMMUNITY HOSPITAL
- 5 LICHFIELD GARRICK THEATRE
- 6 SAMUEL JOHNSON BIRTHPLACE MUSEUM
- 7 LICHFIELD BUS STATION
- 8 LICHFIELD CITY STATION
- 9 LOCAL GP
- 10 SUPERMARKET
- 11 THE HUB AT ST MARY'S
- 12 TUDOR OF LICHFIELD
- 13 UPSTAIRS BY TOM SHEPHERD
- 14 BEACON PARK GOLF COURSE



INTRODUCING PEGASUS LICHFIELD BONDS

Pegasus Lichfield Bonds is set to become a modern collection of 1 and 2 bedroom apartments, spread across three buildings.

Designed by award-winning local architects, Gould Singleton, the apartments at Pegasus Lichfield Bonds have been designed to instantly feel like home.



WELCOME HOME

At Pegasus, community is the driving force behind everything we do. Pegasus Lichfield Bonds is no exception and is designed to create a real sense of belonging for every person that chooses to call Lichfield Bonds home.

As such, this welcoming community features a communal lounge, social kitchen and a shared garden, combining to create an environment where new neighbours quickly become new friends.







MADE FOR LIVING

The homes are designed to be loved for years to come. A sanctuary in which to relax, recharge and reconnect with loved ones.

That's why each apartment at Pegasus Lichfield Bonds has been expertly crafted and built using the most modern materials and methods to create versatile spaces that offer so much more than just efficiency and functionality.

These are spaces to be proud of, eager to share, and most importantly, to cherish.





SPACE TO ENTERTAIN

Whether it's space to entertain friends for evening dinner, watch the grandchildren taking their early steps or spend a relaxed afternoon with a good book, the open-plan living areas have been designed to form the beating heart of your home.

With plenty of natural light, warm, wooden textures and state-of-the-art connectivity, these are places to be enjoyed by all.

On warmer days the entertainment can be enjoyed outside with a selection of apartments having balconies or terraces. Alternatively, an extended part of your home, the communal gardens are also the perfect spot.



YOUR SANCTUARY

Everyone needs a sanctuary and the bedrooms at Pegasus Lichfield Bonds offer the utmost comfort. Stylish, built-in wardrobes provide ample storage space in the master bedrooms and large windows flood the spaces with light.

The same is true for the bathrooms, which are all luxuriously finished in sleek tiling and high-quality fittings, featuring either a walk-in shower or a large bathtub for complete comfort and convenience.



YOUR NEW HOME IN DETAIL

GENERAL

Private balcony or terrace included with a number of apartments

Luxury Karndean flooring in the living area, kitchen and hallway

Washer-Dryer (located in utility)

Stelrad radiators installed

BEDROOMS

Carpet floor. Berber Seasons, 100% Wool Loop, Autumn Argent

TV Outlet & multimedia plate

Fitted wardrobe with hanging rail and storage shelf in the master bedroom

SAFETY & SECURITY

CCTV covering external entry points of the community

On-site team is present 5-days a week

Tunstall Grandstream - door camera entry system and 24-hour emergency call system for extra peace of mind

KITCHEN

Silestone Miami white worktop and thick upstand with integral drainer grooves

Flawless shaker style kitchen

Built-in Fridge/Freezer, 60/40 split, No Frost Freezer

Built-in Microwave

Electric Ceramic Hob

Built-in Stainless-Steel Slide and Hide Oven

Canopy Hood

Dishwasher

SHOWER/BATHROOM

Entry-level shower or bathtub

Electric underfloor heating with NG touch thermostat

Comfort Height Back to Wall WC

Shift Semi-Recessed Wash Hand Basin

Thermostatic Electric Towel Radiator

3 Door Cabinet including top light

Shaver Outlet

This specification is for guidance only, as items may vary. Please check with your Sales Advisor for further details.



COMMUNAL LOUNGE & SOCIAL KITCHEN

Good food is always better shared and Lichfield Bonds is designed to make it as easy as possible to do so. The spacious social kitchen provides state-of-the-art appliances and welcoming dining tables that are perfect for bringing people together.

Furthermore, the adjacent communal lounge is ideal for after-dinner drinks, games and great conversation. And with French doors opening onto patio seating and landscaped gardens, it's delightful all year round.



LANDSCAPED GARDENS

Enjoy morning coffee to the sound of birdsong, afternoon tea with friends or al-fresco supper on the patio in the thoughtfully designed garden area.

ALL THE DIFFERENCE

Arrive home to a warm welcome from the on-site team who will be based at Pegasus Lichfield Bonds 5 days a week. They are there to ensure the smooth running of the buildings and the community.

Good service goes beyond maintaining the buildings, the on-site team (Lifehosts) pour all their energy into the community, handle day-to-day maintenance tasks and bring the community together for social events.

It is the little things that make the difference, and the Pegasus on-site team is the pillar of the community. They will get to know you personally, recommending new restaurants or local events tailored to your interests.

“
The General Manager met us in the foyer with a warm welcome, it was amazing.
”

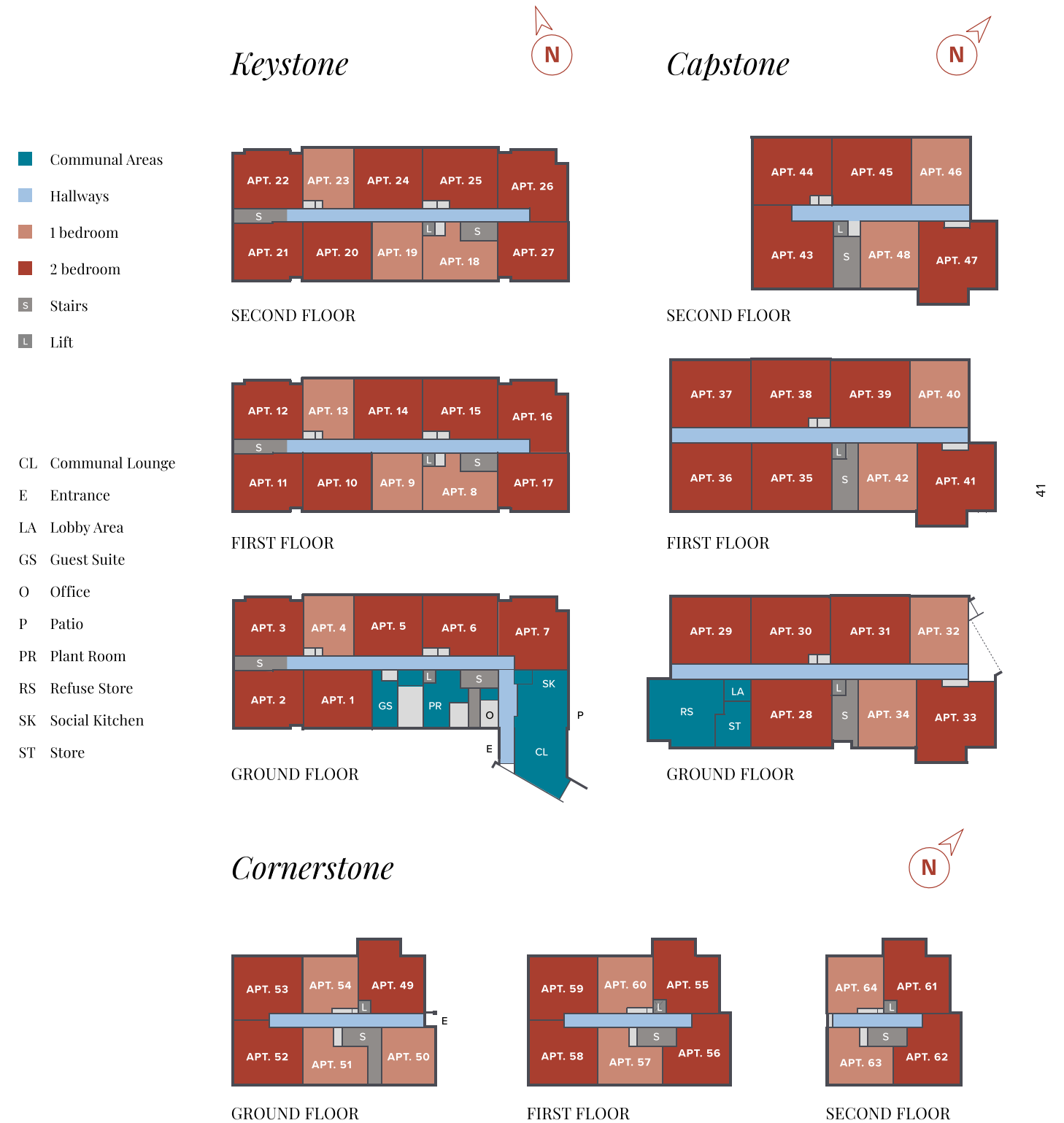
PEGASUS HOMEOWNER



SITE PLAN



DEVELOPMENT MAP



1 BEDROOM HOME

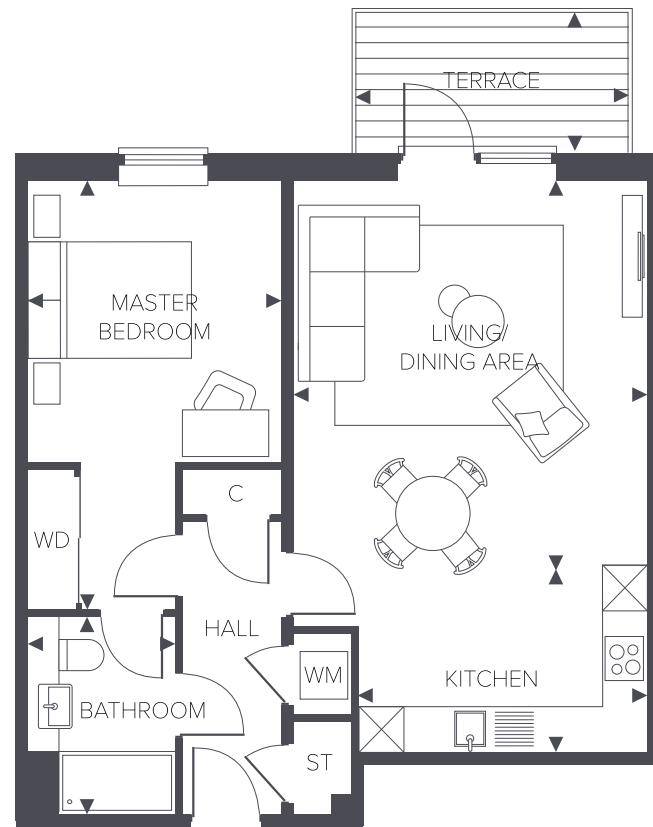
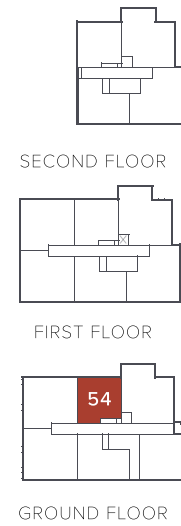
KEY

- C UTILITY CUPBOARD
- ST STORE
- WD WARDROBE
- WM WASHING MACHINE

DIMENSIONS

TOTAL AREA	59.1 M²	636 FT²
KITCHEN	3.66M X 2.40M	12'0" X 7'9"
LIVING/DINING AREA	4.53M X 4.51M	14'9" X 14'8"
MASTER BEDROOM	5.46M X 3.21M	17'11" X 10'5"
BATHROOM	2.50M X 1.85M	8'2" X 6'1"
TERRACE	1.80M X 3.60M	5'11" X 11'10"

FLOOR PLAN



UP TO 5% VARIANCE IN FLOOR AREA ACROSS BUILDING

2 BEDROOM HOME

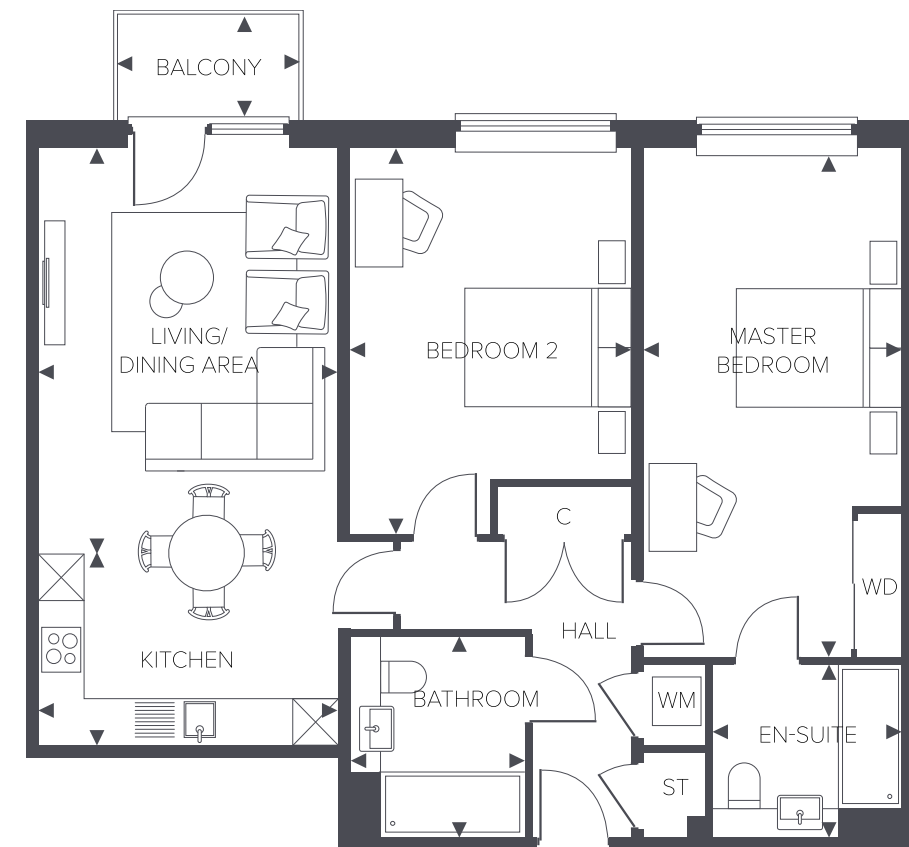
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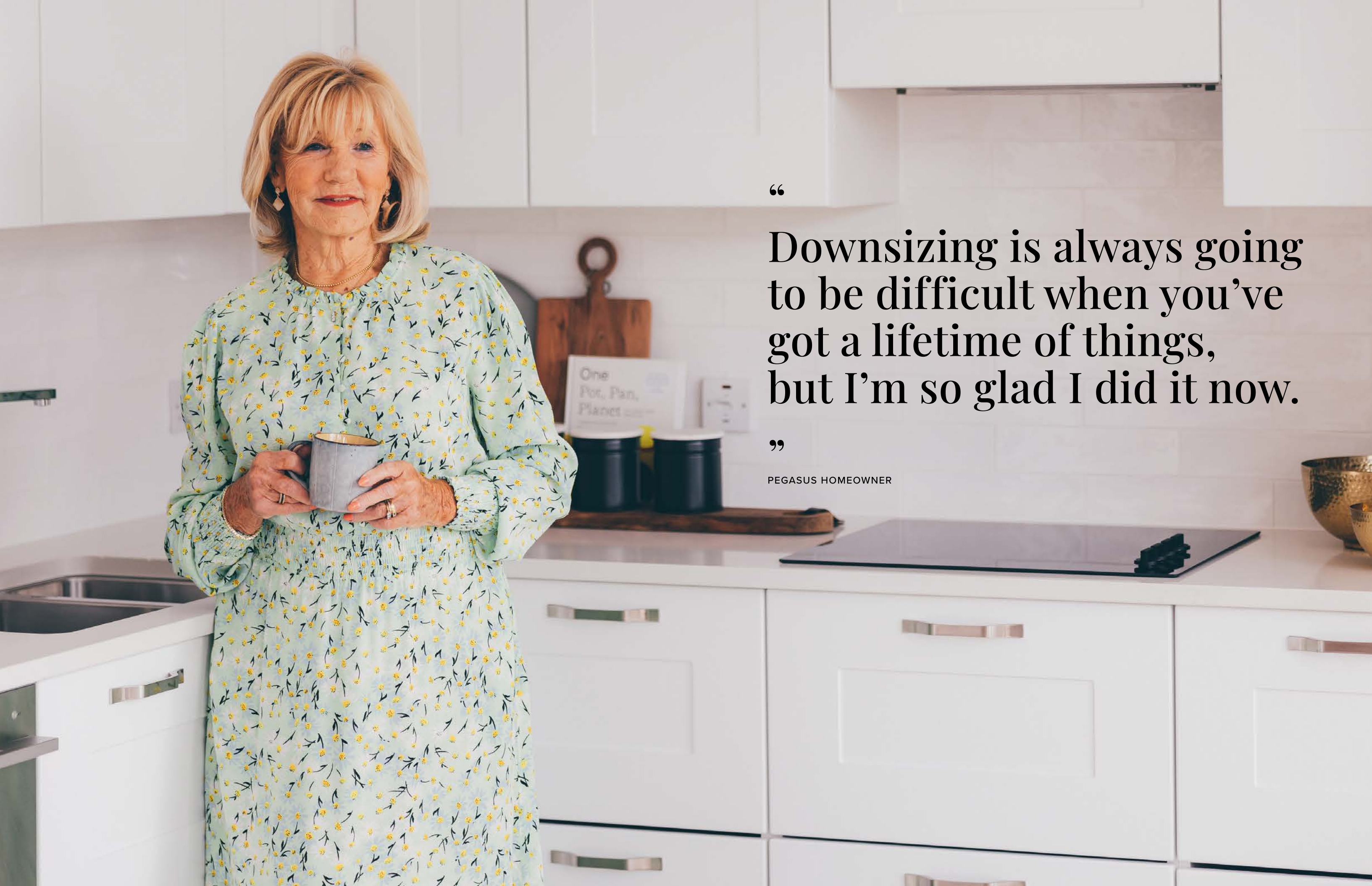
DIMENSIONS

TOTAL AREA	88.4 M²	951 FT²
KITCHEN	3.73M X 2.40M	12'2" X 7'9"
LIVING/DINING AREA	5.04M X 3.73M	16'5" X 12'3"
MASTER BEDROOM	6.34M X 3.25M	20'8" X 10'6"
BEDROOM 2	4.80M X 3.51M	15'7" X 11'5"
BATHROOM	2.51M X 2.15M	8'2" X 7'0"
EN-SUITE	2.15M X 2.40M	8'2" X 7'9"
BALCONY	1.15M X 2.29M	3'8" X 7'5"

FLOOR PLAN



UP TO 5% VARIANCE IN FLOOR AREA ACROSS BUILDING



“

Downsizing is always going to be difficult when you've got a lifetime of things, but I'm so glad I did it now.

”

PEGASUS HOMEOWNER

DISCOVER THE BENEFITS OF LIVING IN A PEGASUS HOME



- Brand-new, high-specification apartment
- Secure the right apartment for you by reserving off-plan
- Pets are welcome to join you in your new home
- Pegasus homeowners benefit from no exit fees
- Be part of a like-minded community
- Lifehost on-site who takes care of the building maintenance and brings the community together
- Discover our Pegasus Homemove Service when purchasing your new home
- Guest suite available for family and friends
- Receive a financial contribution towards your solicitor fees
- We can arrange a Part Exchange valuation on your current property from our trusted partners

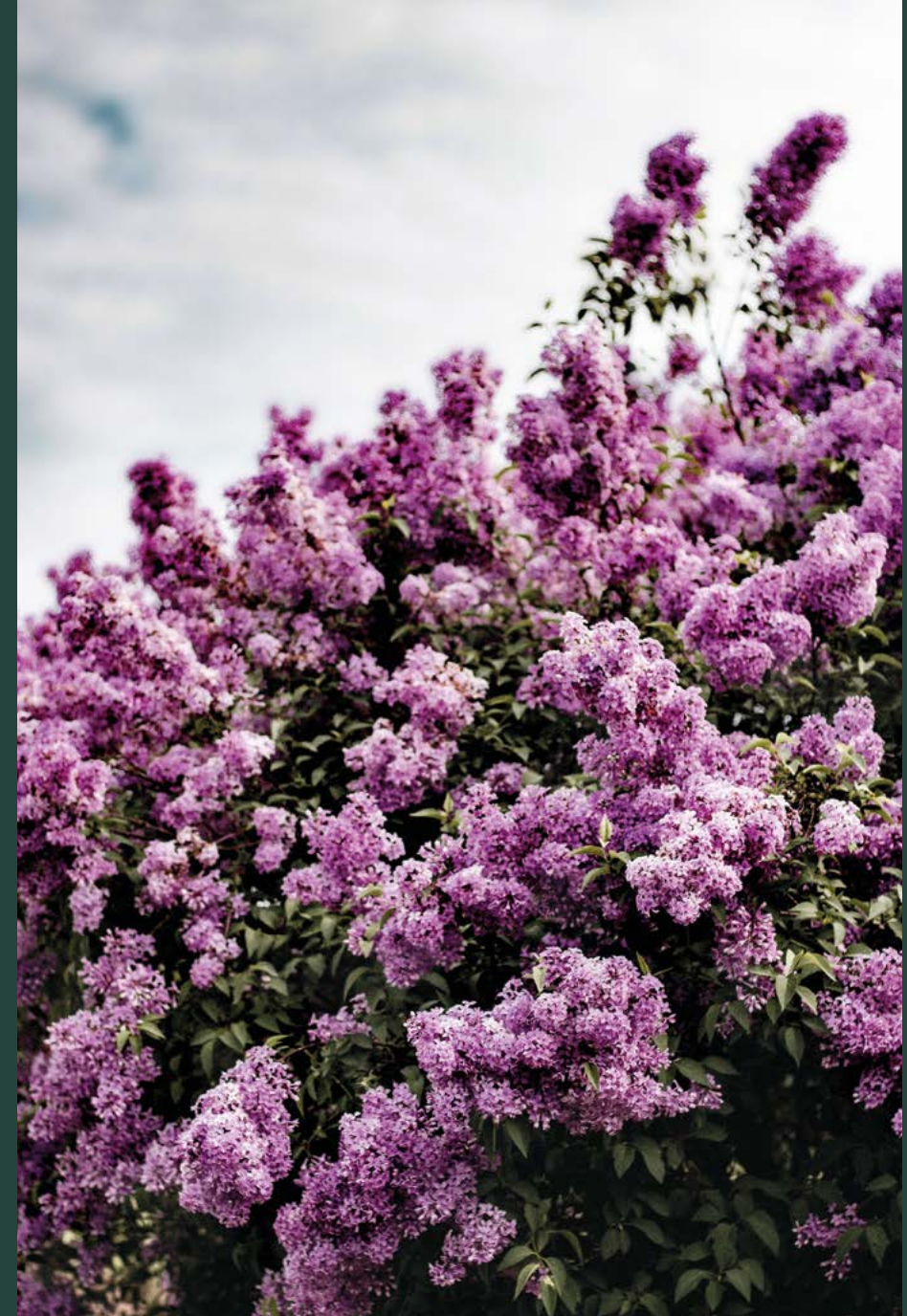


OUR ASSURANCE TO YOU

We at Pegasus are responsible for taking care of all the external building maintenance, building insurance and communal utility bills. We also ensure all 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 make regular visits to communities and conducts annual service-charge meetings, all with complete transparency. We strive to deliver the highest standard of service to homeowners and rental members and believe passionately that transparency is fundamental to maintaining peace of mind.



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All information provided in this document has been published in good faith and the utmost effort has been made to ensure accuracy. However, accuracy cannot be guaranteed and if any of the information in this document has changed as of October 2022 then the authors cannot be held responsible. Map is not drawn to scale. Distances and train times are taken from [googlemaps.co.uk](https://www.googlemaps.co.uk).

Lifestory Group Limited: Compliant With The Consumer Code For New Homes.

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