



BATH LEAT



where
River
meets *City*



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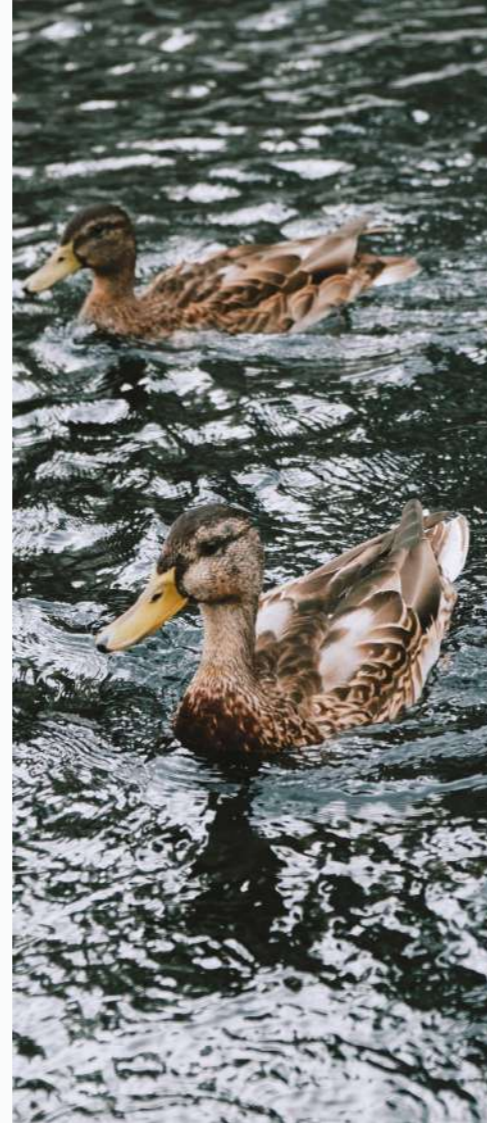
41

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Welcome to Bath Leat



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 Bath Leat.

YOUR LIFEHOST

The 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.

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.

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.



Peace of Mind



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





Where wellbeing comes first

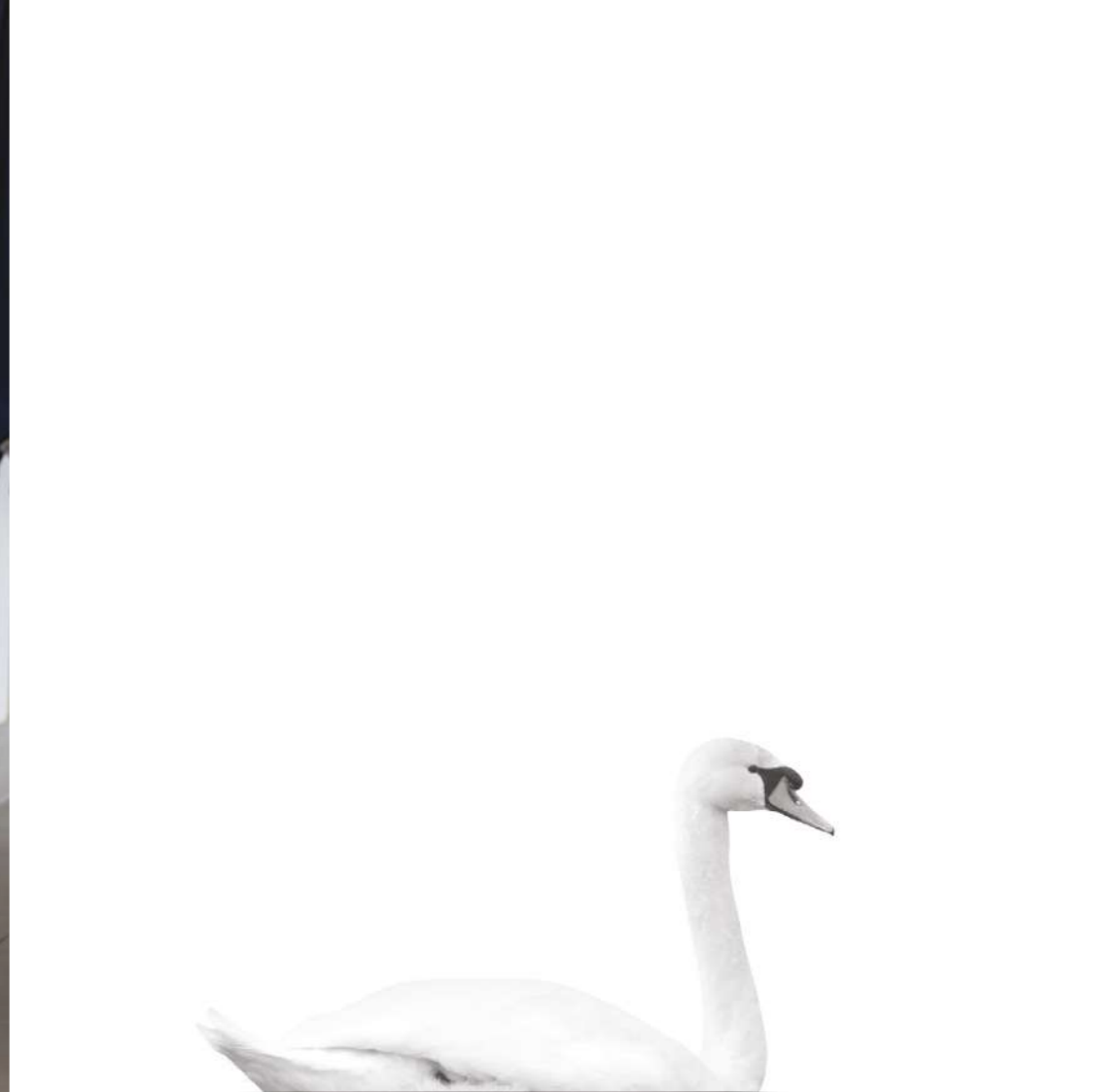
Feeling good is at the heart of Bath Leat. Designed with wellbeing in mind, these opulent apartments and outstanding shared facilities will nurture your health and happiness.

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 club room and guest suite so family and friends can stay over, letting you celebrate in style.

The shared facilities also include a sauna, stretch studio, 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 or hobby rooms for great conversation with friendly neighbours. It's all here, waiting for you.





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

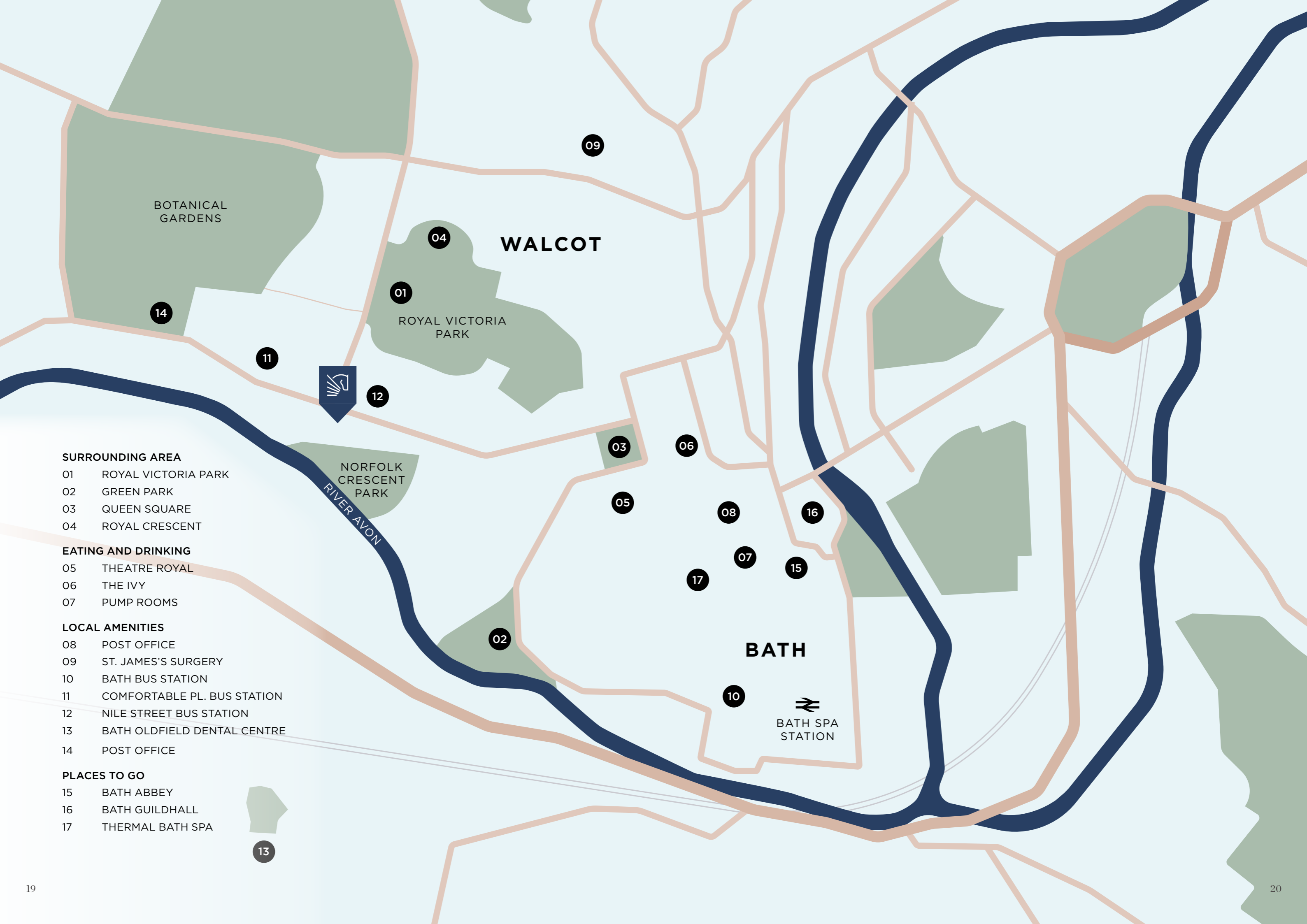


Bath Leat is a short 10-minute stroll along flat ground to the city centre, and a 15-minute walk to Bath Spa train station. Its secure underground parking and scooter stores also make it easy to get out and about.

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.







BOTANICAL GARDENS

WALCOT

ROYAL VICTORIA PARK

NORFOLK CRESCENT PARK

RIVER AVON

BATH

BATH SPA STATION

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 OFFICE

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.

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.



Cultured Eats

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.

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.



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 whisks 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.



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 treasure house in this amazing city. 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



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 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 has commenced, 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 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 grandchildren at summer rugby camp – or by signing up for the 'walking rugby' team, for gentle fitness and lots of fun.

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 grandchildren might enjoy a summer holiday cricket camp). If you enjoy spectating, there are plenty of fixtures and social events to get involved with at this friendly pavilion.

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 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.







Gardenside

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

Bright, spacious and beautifully appointed, these high specification apartments offer interiors and layouts designed to provide exceptional later-living standards. Some of the apartments also come with a balcony or terrace, boasting views of the River Avon.

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.



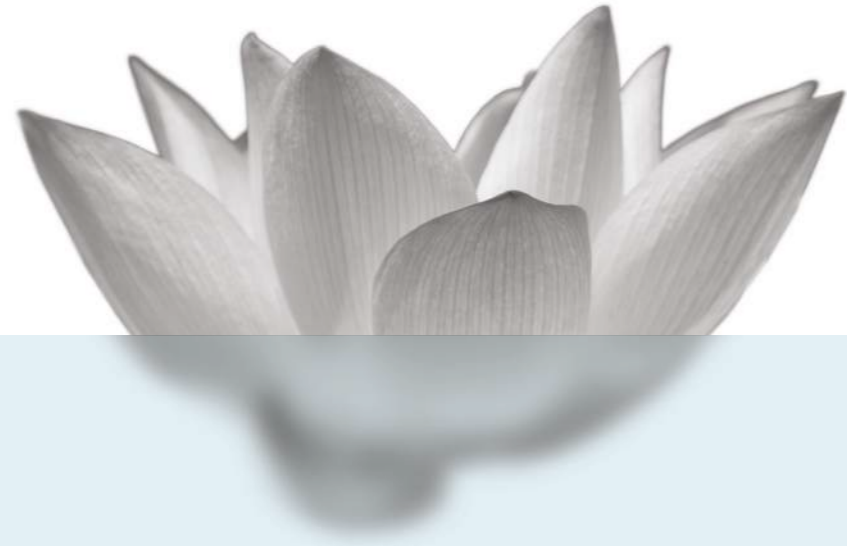
Sauna

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 apartments 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.



Living Area



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, wellcrafted design detailing and high quality carpeting help your home feel like the luxurious sanctuary you deserve.

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.

Site Map GROUND FLOOR



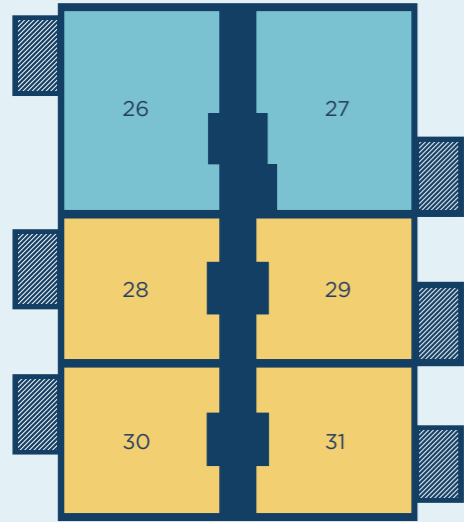
- A REFUSE STORE
- B OFFICE
- C CLUB ROOM
- D STAFF SUITE
- E GUEST SUITE
- F CAGED STORAGE
- LIFT
- STAIRS

Parkside

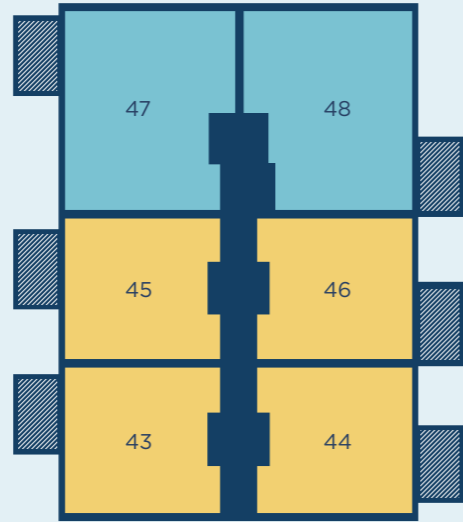


- A REFUSE STORE
- B LIFEHOST'S OFFICE
- C CLUB ROOM
- D STAFF SUITE
- E GUEST SUITE
- 1 BEDROOM
- 2 BEDROOM
- COMMUNAL AREAS
- LIFT
- STAIRS

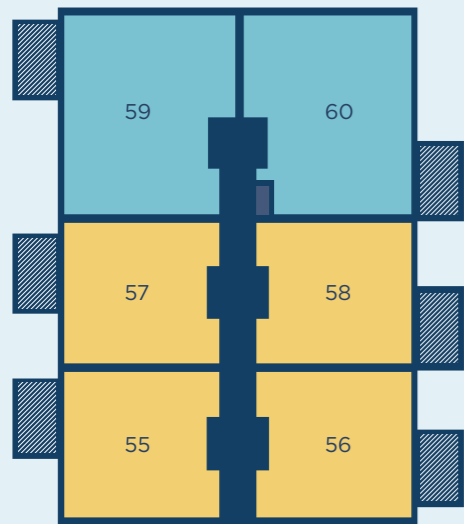
Gardenside



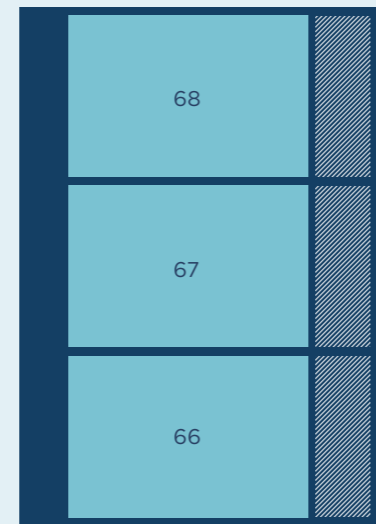
GROUND FLOOR



FIRST FLOOR



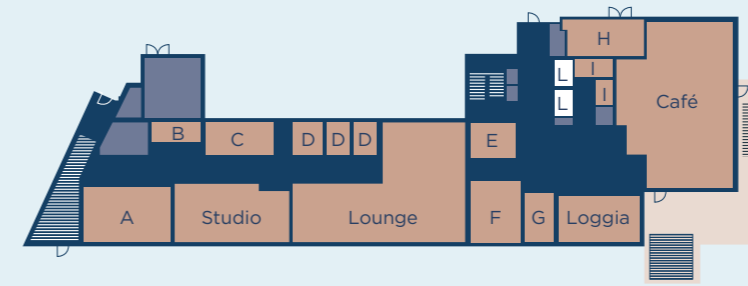
SECOND FLOOR



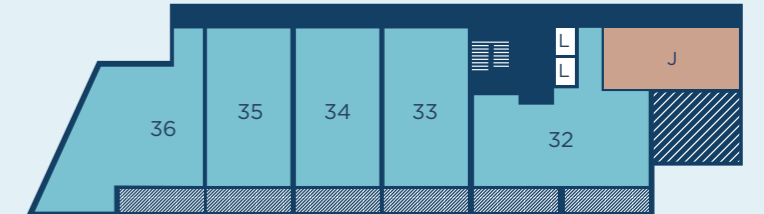
THIRD FLOOR

- 1 BEDROOM
- 2 BEDROOM

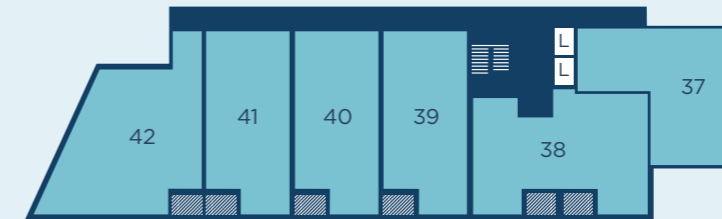
Riverside



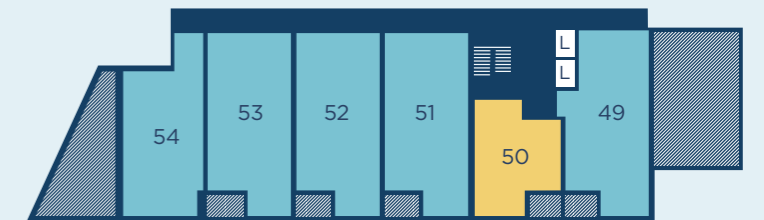
LOWER GROUND FLOOR



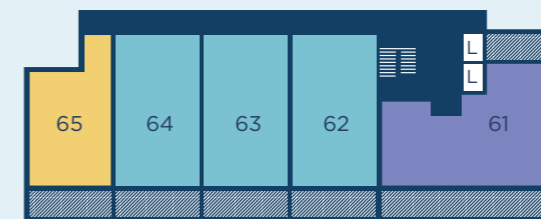
GROUND FLOOR



FIRST FLOOR



SECOND FLOOR



THIRD FLOOR

- | | | |
|------------------|-----------------|--|
| A HOBBY ROOM | F SNUG ROOM | ■ 1 BEDROOM |
| B SAUNA | G OFFICE | ■ 2 BEDROOM |
| C TREATMENT ROOM | H SCOOTER STORE | ■ 3 BEDROOM |
| D SHOWER ROOM | I WC | ■ COMMUNAL AREAS |
| E QUIET AREA | J CAGED STORAGE | L LIFT |
| | | STAIRS |

Specification

Bedrooms

Floor finishes

- Carpet, Cloudy Bay

Skirting/Architraves

- Architraves – Burford Contemporary 19 x 70mm high gloss white finish
- Skirting – Burford Contemporary 18 x 152mm high gloss white finish

Internal doors

- White 3 ladder panel door

Ironmongery

- Lever handle on round rose, polished chrome finish

Wall and ceiling finishes

- Matt emulsion, white

Sockets/switches

- Plastic switches & plastic twin sockets with USB

Light fittings

- Pendants in Parkside and Gardenside buildings
- White LED spotlight in Riverside apartments

Wardrobes

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

Radiators

- Flat panel radiator, white

Hallway

Floor finishes

- Karndean luxury vinyl tile, greige oak finish

Skirting/Architraves

- Architraves – Burford Contemporary 19 x 70mm high gloss white finish
- Skirting – Burford Contemporary 18 x 152mm high gloss white finish

Front doors

- Walnut door for all internal apartment entrance doors
- Dark grey slab door for all external apartment entrance doors

Ironmongery

- Lever handle on round rose, polished chrome finish

Wall and ceiling finishes

- Matt emulsion, white sockets/switches
- Plastic switches with LED indicator

Light fittings

- White light spotlights

Radiators

- Flat panel radiator, white

Shower rooms & En-suites

Floor finishes

- Bush hammered anti slip ceramic floor tile

Wall Finishes

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

Internal doors

- White 3 ladder panel door

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

- Architraves – Burford Contemporary 19 x 70mm high gloss white finish
- Skirting – Burford Contemporary 18 x 152mm high gloss white finish

Wall/Ceiling finishes

- Matt emulsion, white

Sockets/Switches

- Plastic switches & plastic twin sockets with USB

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

Specification

Sanitaryware – Shower room and En-suite

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 Iconic 1100

Living Room

Floor finishes

- Karndean luxury vinyl tile, greige oak finish

Skirting/Architraves

- Architraves – Burford Contemporary 19 x 70mm high gloss white finish
- Skirting – Burford Contemporary 18 x 152mm high gloss white finish

Internal Doors

- White 3 ladder panel door

Cabinet

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

Heated Towel Rail

- Chrome towel rail, low surface temperature 900 x 500

Ironmongery

- Lever handle on round rose, polished chrome finish

Wall and Ceiling finishes

- Matt emulsion, white

Sockets/Switches

- Plastic switches & plastic twin sockets with USB

Light Fittings

- White dimmable LED spotlights

Utility Cupboard

Appliances

- Bosch combined washer dryer

Apartments

**TWO BEDROOMS
PARKSIDE**

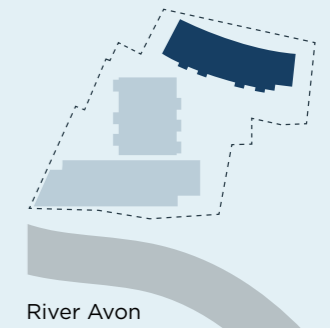
4^① 8^②



DIMENSIONS

LOCATION

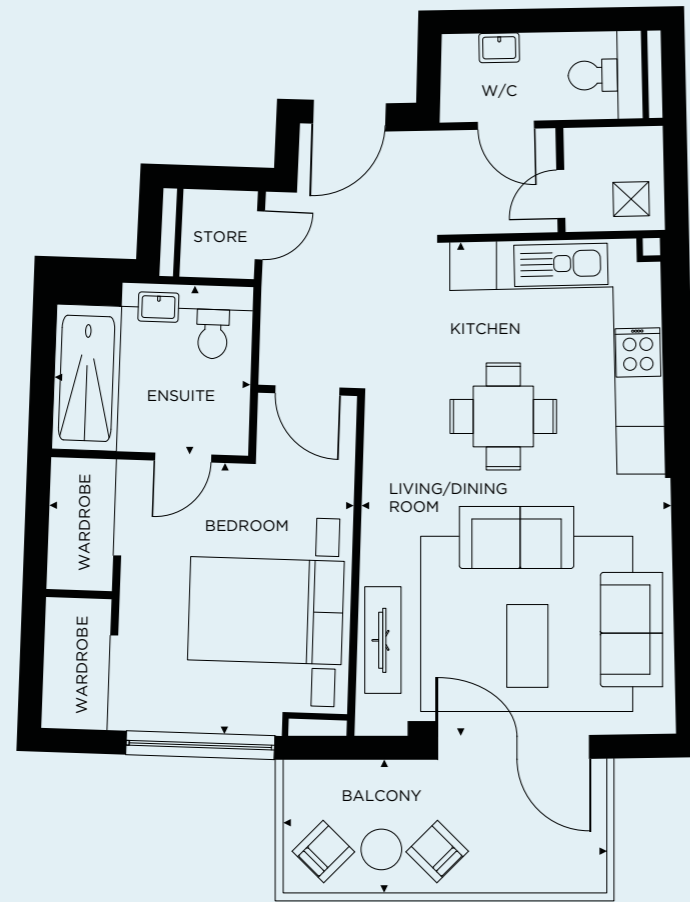
Total indoor area	121.3 sq. m
Kitchen/ Living/ Dining Room	7.04 x 6.75 m
Master Bedroom	6.15 x 3.55 m
Bedroom	3.55 x 3.10 m
Study	3.21 x 2.56 m
En-suite	2.55 x 2.10 m
Shower Room	2.55 x 2.10 m
Balcony	4.13 x 1.45 m



Apartments

6^① 10^② 16^① 20^②

Apartments 6 and 10 are left handed

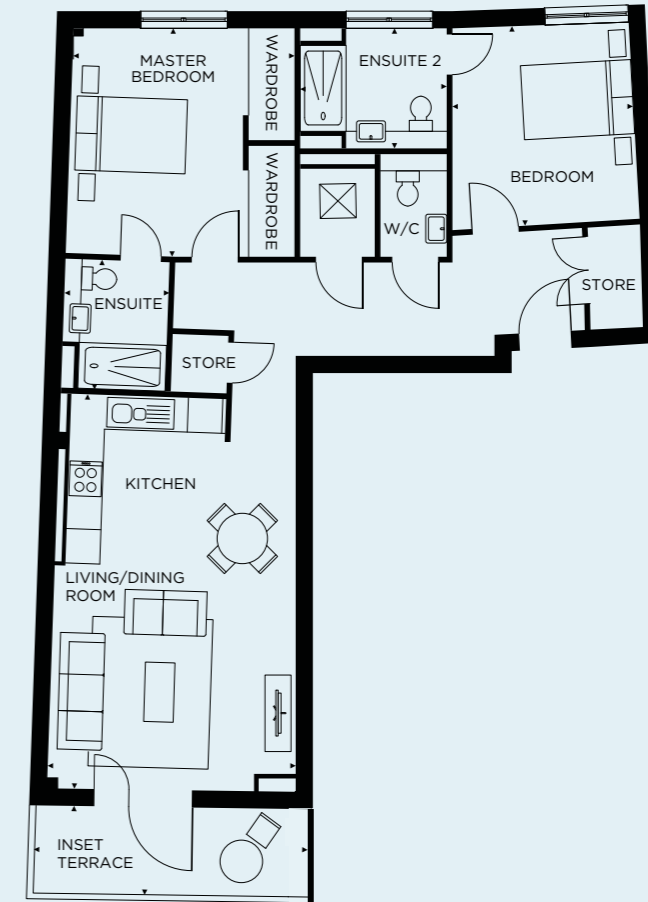


ONE BEDROOM PARKSIDE

Apartments

7^① 11^② 15^① 19^②

Apartments 19 and 15 are left handed.

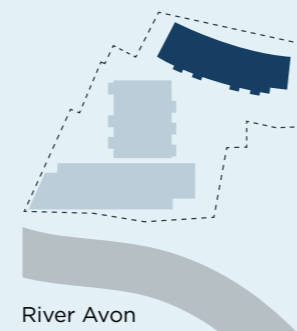


TWO BEDROOMS PARKSIDE

DIMENSIONS

Total indoor area	59.2 sq. m
Kitchen/ Living/ Dining Room	6.18 x 3.87 m
Bedroom	3.81 x 3.40 m
En-suite	2.45 x 2.10 m
Balcony	4.13 x 1.45 m

LOCATION

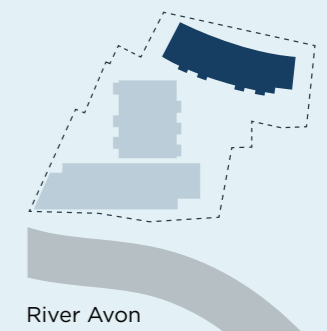


River Avon

DIMENSIONS

Total indoor area	94 sq. m
Kitchen/ Living/ Dining Room	6.89 x 4.32 m
Master Bedroom	3.95 x 3.85 m
Bedroom	3.48 x 3.06 m
En-suite	2.25 x 1.80 m
En-suite 2	2.51 x 2.23 m
Inset Terrace	4.53 x 1.42 m

LOCATION



River Avon

Apartments

ONE BEDROOM GARDENSIDE

28^⓪ 29^⓪ 30^⓪ 31^⓪ 43^① 44^①
45^① 46^① 55^② 56^② 57^② 58^②

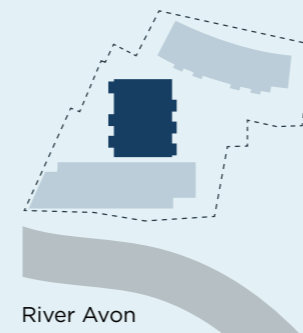
Apartments 28, 30, 43, 45, 55 and 57 are left handed.



DIMENSIONS

LOCATION

Total indoor area	58.2 sq. m
Kitchen/ Living/ Dining Room	7.78 x 3.80 m
Bedroom	4.25 x 3.44 m
Shower room	2.55 x 2.10 m
Terrace (28 & 30)	4.35 x 2.50 m
Terrace (29)	4.37 x 2.50 m
Terrace (31)	3.60 x 3.07 m
Balcony (43, 44, 45, 46, 55, 56, 57, 58)	4.13 x 1.45 m

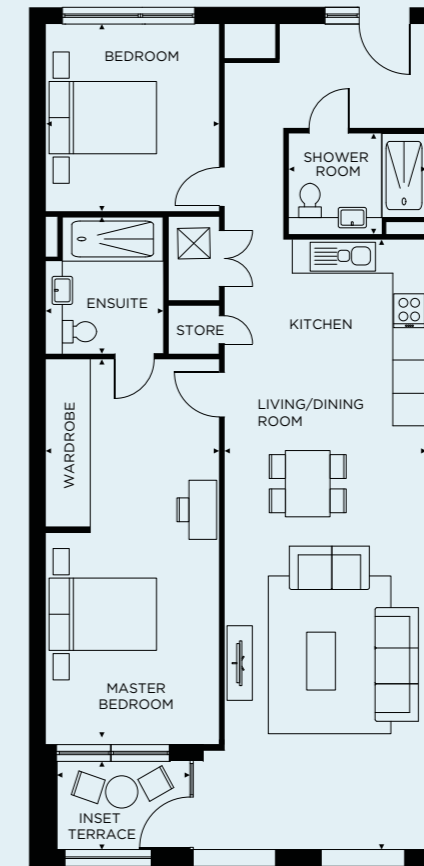


River Avon

Apartments

TWO BEDROOMS RIVERSIDE

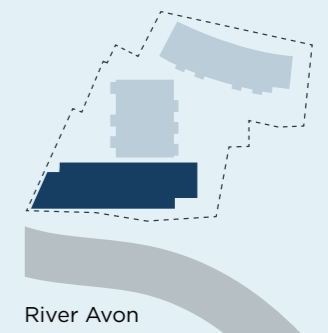
39^① 40^① 41^① 51^② 52^② 53^②



DIMENSIONS

LOCATION

Total indoor area	96.2 sq. m
Kitchen/ Living/ Dining Room	9.00 x 3.61 m
Master Bedroom	6.90 x 3.10 m
Bedroom	3.35 x 3.10 m
Shower room	2.45 x 1.80 m
En-suite	2.45 x 1.80 m
Inset Terrace	2.15 x 1.48 m



River Avon



“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.





PEGASUS
LEAT

Our assurance to you

THE PEGASUS PROMISE

We at Pegasus are responsible for taking care of all the external building maintenance, buildings insurance and communal utility bills. We also ensure all the shared areas are meticulously cleaned and maintained. Our dedicated team of friendly and approachable Lifestops work to ensure the support provided is always tailored to owners' needs.

CONTACT

If you'd like to find out more about Bath Leat and keep up with the latest news, please contact:

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BA1 3ER

Pegasushomes.co.uk/bath-leat

Bath Leat is available exclusively to those enjoying life over 60.

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. Pegasus and its subsidiary and associated companies with the Lifestory Group reserve the right to make any changes thought necessary to the development, individual specifications or floor layouts at any time. The content of this brochure does not constitute an offer or form any contract or an inducement of any such contract. All dimensions scaled from architect's drawings. Final dimensions may vary slightly.





BATH LEAT