



23a LEYTON ROAD

Harpenden

by



PegasusLife
Properties of Character

Exclusive Living for the Over 60s



Welcome to

23a LEYTON ROAD

and PegasusLife



A community with an
ENTICING ENERGY



Situated in the heart of Harpenden, these 38 one, two and three bedroom apartments are perfectly placed on the edge of Rothamsted Park. This modern development takes influence from the creative architectural style throughout Harpenden and is split into three pointed pavilions.

23a Leyton Road offers a way of life that embraces time outdoors and living within a community. Being ideally located on the edge of the park means beautiful wildlife and blissful countryside is right on your doorstep. The development is built around a beautifully landscaped central courtyard, complete with seasonal blooms and garden furniture; this is the ideal spot to meet with neighbours for a cup of tea and a catch up.



“The restaurant gives a sense of comfort for new owners and they can become familiar with their new surroundings prior to moving in. Many of them come on a weekly basis with friends and family to show them round, so when it comes to move in day, it is just a question of moving their belongings in. The social lounge is also a great space and we hold many functions for the owners in there.”

Helen Hogg, General Manager





About **PEGASUSLIFE**



PegasusLife was established in 2012 with a mission to enable today's over 60s to live the way they want to. We've brought together the country's leading experts to create properties of character, by renovating distinctive older properties, building attractive new ones or thoughtfully blending the two. We've located them in some of the UK's finest spots, from the heart of bustling towns, such as Harpenden, to beautiful rural and coastal settings.

Every PegasusLife development is different, but all are built for independent living. On site, owners can enjoy invigorating wellness facilities and inspiring landscaping. Well-designed communal spaces offer options to socialise and relax. Visit 23a Leyton Road and see why our properties are the perfect place for people who believe life only gets better with age.

Life is for living. Live yours at 23a Leyton Road.



Life at

23A LEYTON ROAD

in Harpenden

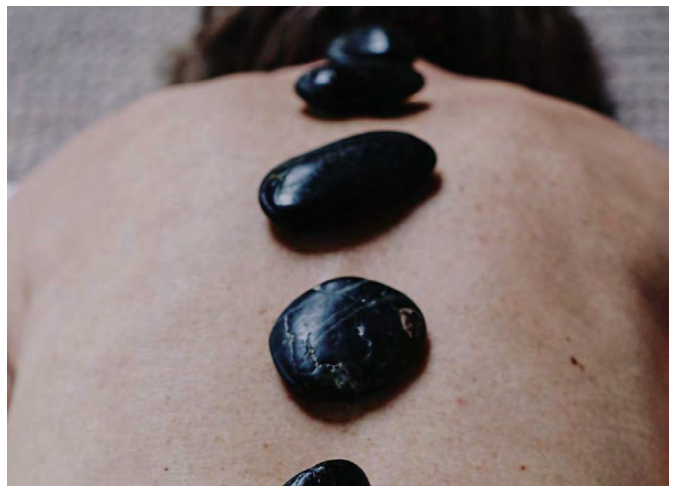


Great facilities in **A PERFECT LOCATION**



Every day at 23a Leyton Road can be spent doing what you love most. Start off slowly with an onsite treatment from one of our wellness experts. Whether you fancy a massage or a pedicure, you will feel rejuvenated and ready for an active day. Head over to the cafe for a morning coffee and fresh pastry. Sit outside and take in the views over the park while catching up on the daily news.

On a beautiful day, meet your friends or family and take a stroll through Rothamsted Park. Being located directly on the edge of the park, a 10 minute stroll will take you to total serenity - wildlife and endless fields. End your walk in Harpenden town centre, only 2 minutes from your home at 23a Leyton Road. Here you have a huge variety of independent cafes for lunch and boutiques for some shopping.



After running a few errands, spend the rest of your afternoon letting your creativity flow. The Hobby Room is fully equipped for you to immerse yourself into painting, drawing or whatever your favourite past time might be. The view over the courtyard in full bloom is a warm backdrop for any creative project.

After a home cooked meal in the comfort of your apartment, join your neighbours for a board game or movie night in the lounge. This modern, open plan space is ideal to get everyone together for the evening. If the weather is warm, grab a seat out in the courtyard and catch up with the lovely community of people living at 23a Leyton Road.



“The key benefit of living at 23a Leyton Road is that our owners enjoy the sense of not being alone.

They have the best of both worlds living in our developments, the option of spending a day on their own if they feel the need, but also having the ability to be with and spend time with other like minded people.”

Helen Hogg, General Manager





THE DEVELOPMENT



23a Leyton Road

SERVICES AND AMENITIES

- 01 Harpenden Train Station
- 02 Harpenden Library
- 03 Harpenden Post Office
- 04 Bank
- 05 Waitrose
- 06 Sainsbury's
- 07 The Elms Medical Practice
- 08 Pharmacy

SPORTS AND LEISURE

- 09 Harpenden Lawn Tennis Club
- 10 Harpenden Swimming Pool
- 11 Harpenden Bowling Club

GREEN SPACE

- 12 Harpenden Common
- 13 Rothamsted Park



The
FACILITIES
at 23a Leyton Road



THE LOUNGE

Looking out over the greenery of the garden, the Lounge is a quiet space where you can have a flick through the morning papers while enjoying a pot of coffee and a light breakfast. A large, airy space full of comfortable furniture, this is a natural place for neighbourly catch-ups, club meetings, or simply settling down with a good novel. Pour yourself a drink from the honesty bar and enjoy a game of cards.





HOBBY ROOM

The idea behind the Hobby Room is to create a creative space for owners to enjoy what they are passionate about. Stocked with various art supplies, the room overlooks the beautiful garden and flows with inspiration. This room can be tailored to your needs, so if you have other hobbies you'd like to explore, speak to the General Manager on hand.



PARK CAFÉ

Leading out onto a sunny terrace bordering Rothamsted Park, the park café is a bustling kitchen-style restaurant open to those at 23a Leyton Road and the wider public. Serving a broad selection of dishes such as tapas, soups and sandwiches, the café uses the best local ingredients and artisan produce. There is also a social kitchen to be enjoyed by the owners at 23a Leyton Road.





THE COURTYARD GARDEN



This space is a verdant, quiet enclosure where plants wind through trellises and natural light permeates. The gardens at 23a Leyton Road have been designed to reflect the sprawling landscape of Rothamsted Park.

At the heart of the development, the central courtyard comprises evergreen hedges and a large seating terrace. Fix yourself a snack from the social kitchen and head here in the early evening to catch up with neighbours on the day's events.



A sense of **COMMUNITY**



Retirement housing helps prevent some of the largest hurdles facing older people in the UK today. While the physical health problems are well documented, issues such as mental health and loneliness are still misunderstood and remain largely unspoken throughout society. Over 60s living provides support on a physical and emotional level, improving the health, security and overall well-being of those who live there.

We recognise wellbeing goes much further than a trip to the spa or going to the gym, it's about enjoying good company in welcoming, convivial environments. Life at 23a Leyton Road offers access to plenty of social spaces, where our owners can find a real sense of community. Buildings are all designed around gardens and courtyards, which form meeting places and community hubs. At 23a Leyton Road, the central courtyard filled with greenery and serenity encourages interaction between owners, making it easier for people to socialise.

The floor to ceiling windows throughout the development capture and maximise daylight giving our owners the benefit of feeling as though they are outdoors. On top of that, it is managed by expert staff who go above and beyond to ensure every owner can make the most of all opportunities at their doorstep.



WELLNESS AREA

The light and spacious wellness area has a number of treatment rooms where you can enjoy massages, facials, manicures and pedicures. Juices and teas are also available to enjoy with your treatment. Speak to the staff to find out more about the range of treatments available at 23a Leyton Road.





GENERAL MANAGER

Situated in the entrance lobby is the reception where you'll find your General Manager on hand. They are available to sign for parcels, manage guest suite and restaurant bookings. They can book you in for an onsite spa treatment and deal with any queries you may have. Staff have expert knowledge of the area and all it has to offer.



GUEST SUITES

Whenever friends and family wish to stay overnight, two convenient guest suites are located on the ground floor. Each suite is fully equipped, with an en-suite shower room, a TV and wardrobe space. Guest suites can also be booked by our owners at our other PegasusLife developments. Bookings can be made through the General Manager at reception.



The
APARTMENTS
in 23a Leyton Road



LIVING ROOMS

The open-plan living areas in each apartment have been designed to maximise the living space and natural light. All apartments have Juliet balconies with arboreal views. Larger apartments also include a flexible study room as well as high vaulted ceilings.



KITCHENS

The spacious, contemporary kitchens are fitted with large quartz composite stone worktops and integrated appliances. Appliances are installed at convenient heights and locations, making those little jobs all the more easier as you grow older.



BEDROOMS

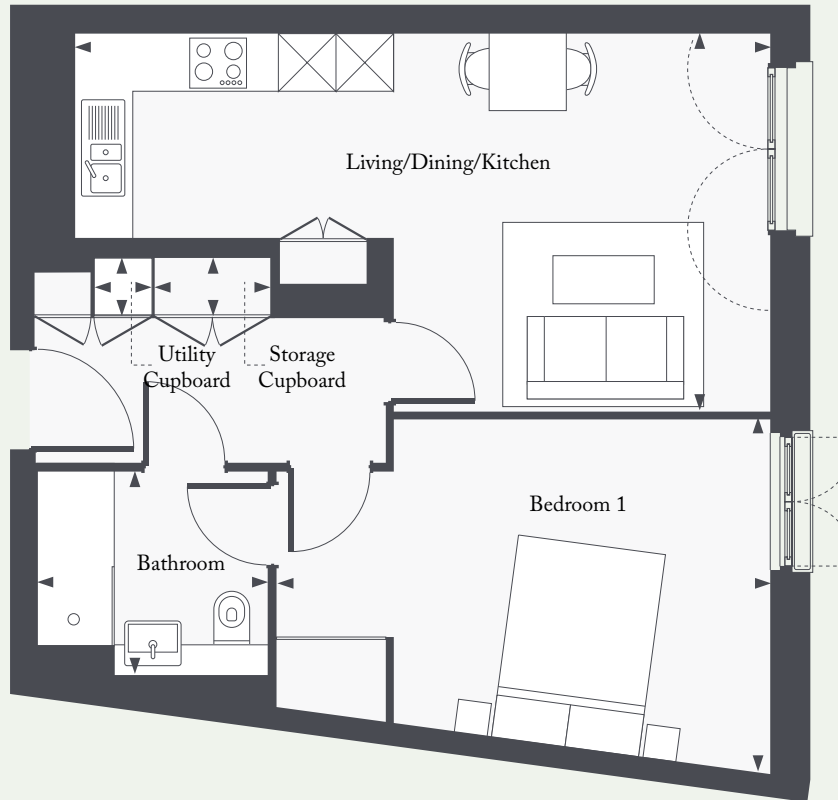
The spacious bedrooms have large windows which feature fitted window boxes, so you can create your own outside space without the hassle of high maintenance. Each apartment includes an ensuite bathroom and integrated wardrobes in the master bedroom.



BATHROOMS

The modern bathrooms have a bathtub or walk-in shower with non-slip surfaces and storage space in the form of mirror-fronted cabinets. All bathrooms are fitted with Italian marble tiles and discreet security and safety features.

TYPICAL ONE BEDROOM



APARTMENT AREA 581 sq. ft - 54 SQM



LIVING/DINING /KITCHEN 23ft 7in x 12ft 10in

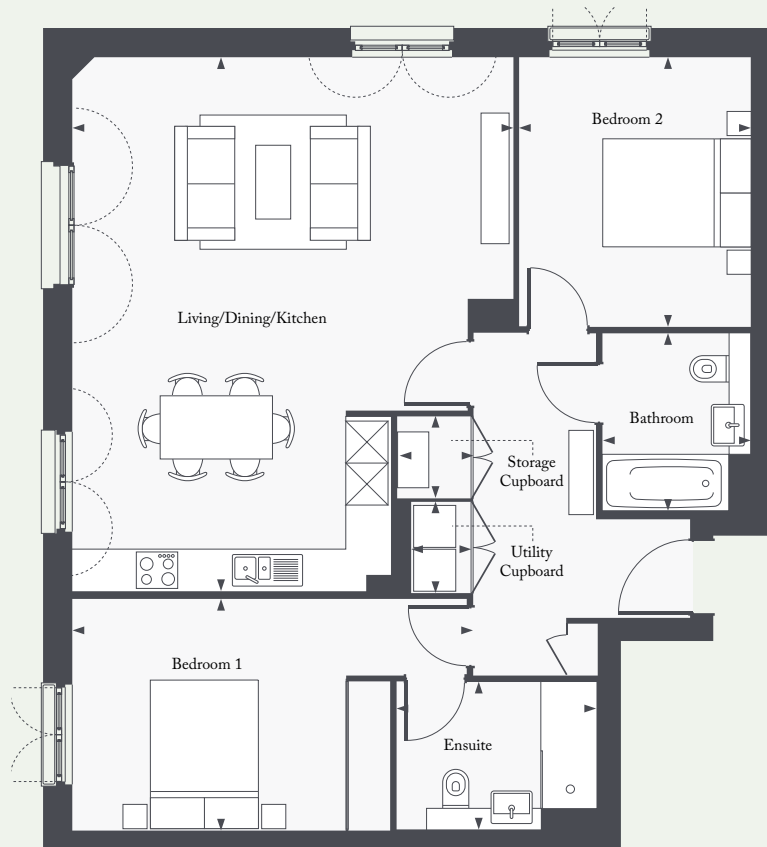
BEDROOM 1 12ft 10in x 12ft 1in

BATHROOM 7ft 11in x 7ft 11in

STORAGE CUPBOARD 3ft 11in x 1ft 12in

UTILITY CUPBOARD 1ft 12in x 1ft 12in

TYPICAL TWO BEDROOM



APARTMENT AREA 1062 sq. ft - 98.7 SQM



LIVING/DINING /KITCHEN 20ft 7in x 25ft

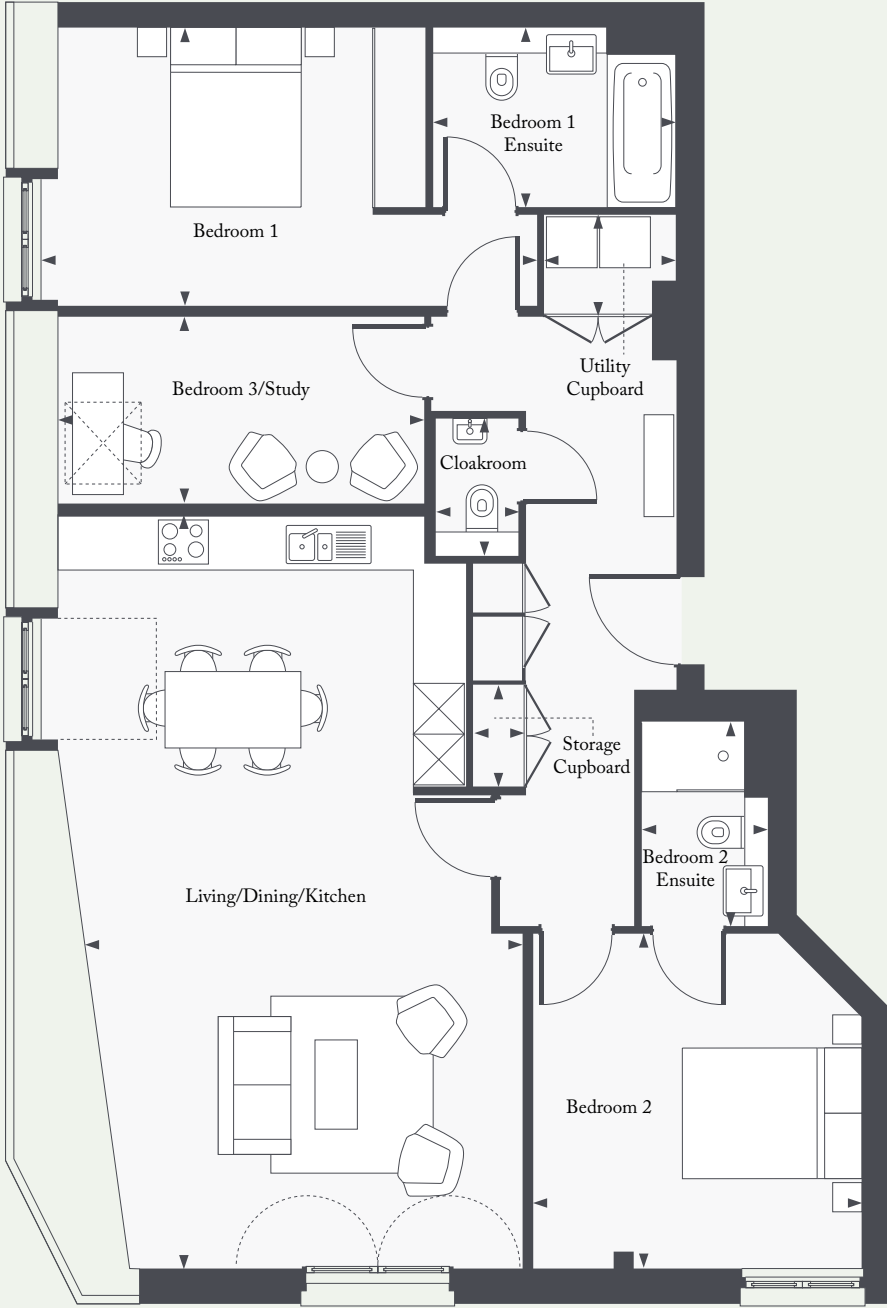
BEDROOM 1 18ft 6in x 10ft 10in ENSUITE 9ft 4in x 6ft 9in

BEDROOM 2 10ft 10in x 12ft 7in BATHROOM 6ft 11in x 8ft 5in

STORAGE CUPBOARD 3ft 9in x 3ft 6in

UTILITY CUPBOARD 4ft 3in x 3ft 6in

TYPICAL THREE BEDROOM



APARTMENT AREA 1201 sq. ft - 111.6 SQM



LIVING/DINING /KITCHEN 16ft 12in x 29ft 1in

BEDROOM 1 10ft 9in x 19ft 2in

BEDROOM 1 ENSUITE 9ft 5in x 6ft 11in

BEDROOM 2 12ft 8in x 12ft 11in

BEDROOM 2 ENSUITE 4ft 11in x 7ft 11in

BEDROOM 3/STUDY 14ft 0in x 7ft 2in

CLOAKROOM 3ft 2in x 5ft 4in

STORAGE CUPBOARD 1ft 12in x 8ft 7in

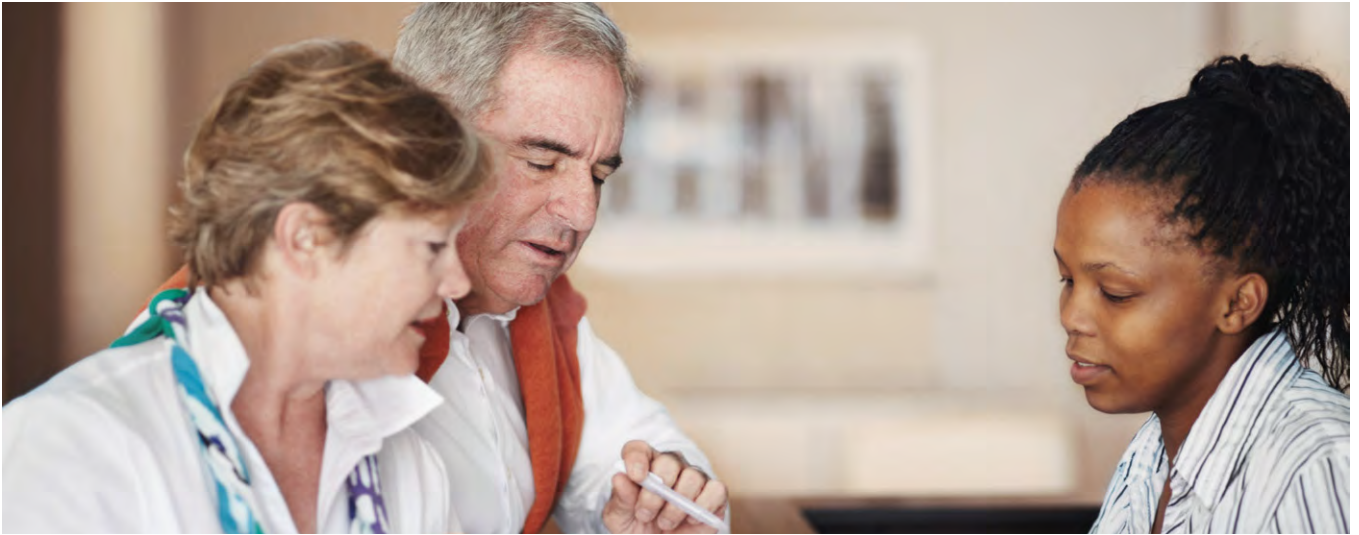
UTILITY CUPBOARD 5ft 1in x 3ft 9in



Property

MANAGEMENT

at PegasusLife



Our Promise **TO YOU**



Helicon Property Management is responsible for taking care of all the external building maintenance, buildings insurance and communal utility bills. Helicon also ensures that all the shared areas are meticulously cleaned and maintained.

The dedicated team of friendly and approachable concierges and hosts work hard to ensure the support provided is always tailored to customers' needs. Additional members of the Property Management team will make regular visits to developments and conduct annual service charge meetings with complete transparency.

When it comes to the operation of the management company, Helicon strives to deliver the highest standard of service to customers and believe passionately that true transparency is fundamental to maintaining owners' peace of mind.

If you'd like to find out more about 23a Leyton Road and
keep up with the latest news, please call or visit:

01582 228 182

PegasusLife.co.uk/Harpenden

23a Leyton Road

Harpenden

Hertfordshire

AL5 2FH

23a Leyton Road is available
exclusively to people over 60.



PegasusLife
Properties of Character

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 Life Limited and its subsidiary and associated companies with the Pegasus Life 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.

Pegasus Life Limited: Compliant With The Consumer Code For New Homes.