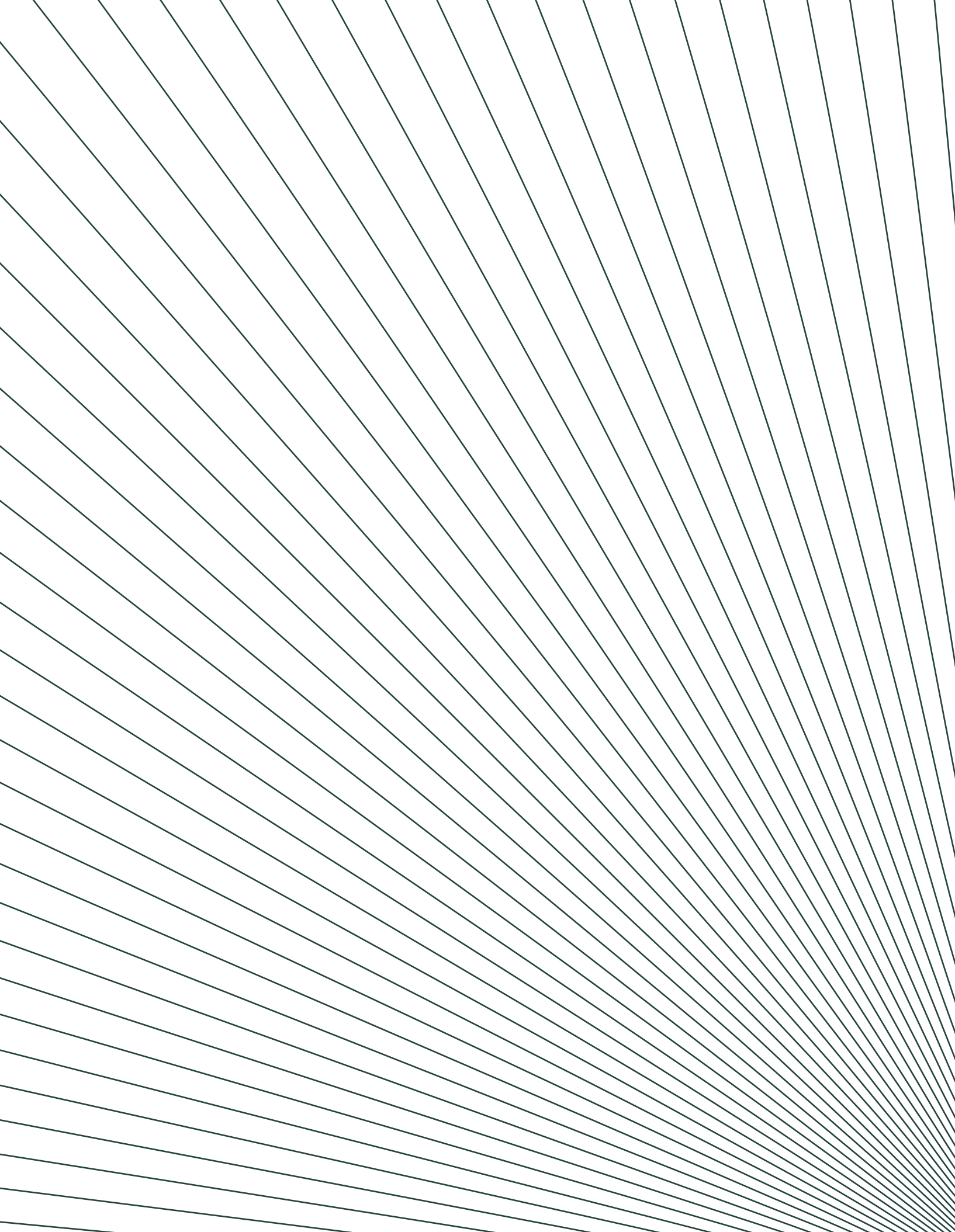




**PEGASUS
JESMOND ASSEMBLY**



Welcome to Jesmond Assembly, contemporary living in the heart of one of Newcastle's oldest and finest neighbourhoods.

Within easy reach of the city centre, Jesmond is home to some of the best restaurants in the region as well as a range of boutique shops and cafés, while still being close to the famous Jesmond Dene and the Town Moor.

Jesmond's heritage architecture and social vibrancy inspired us to create a fantastic development here, and we hope that your life will be transformed by this wonderful community.

MIKE GILL
Regional Managing Director at Pegasus



This image is for illustrative purposes only

A PLACE OF DISTINCTION

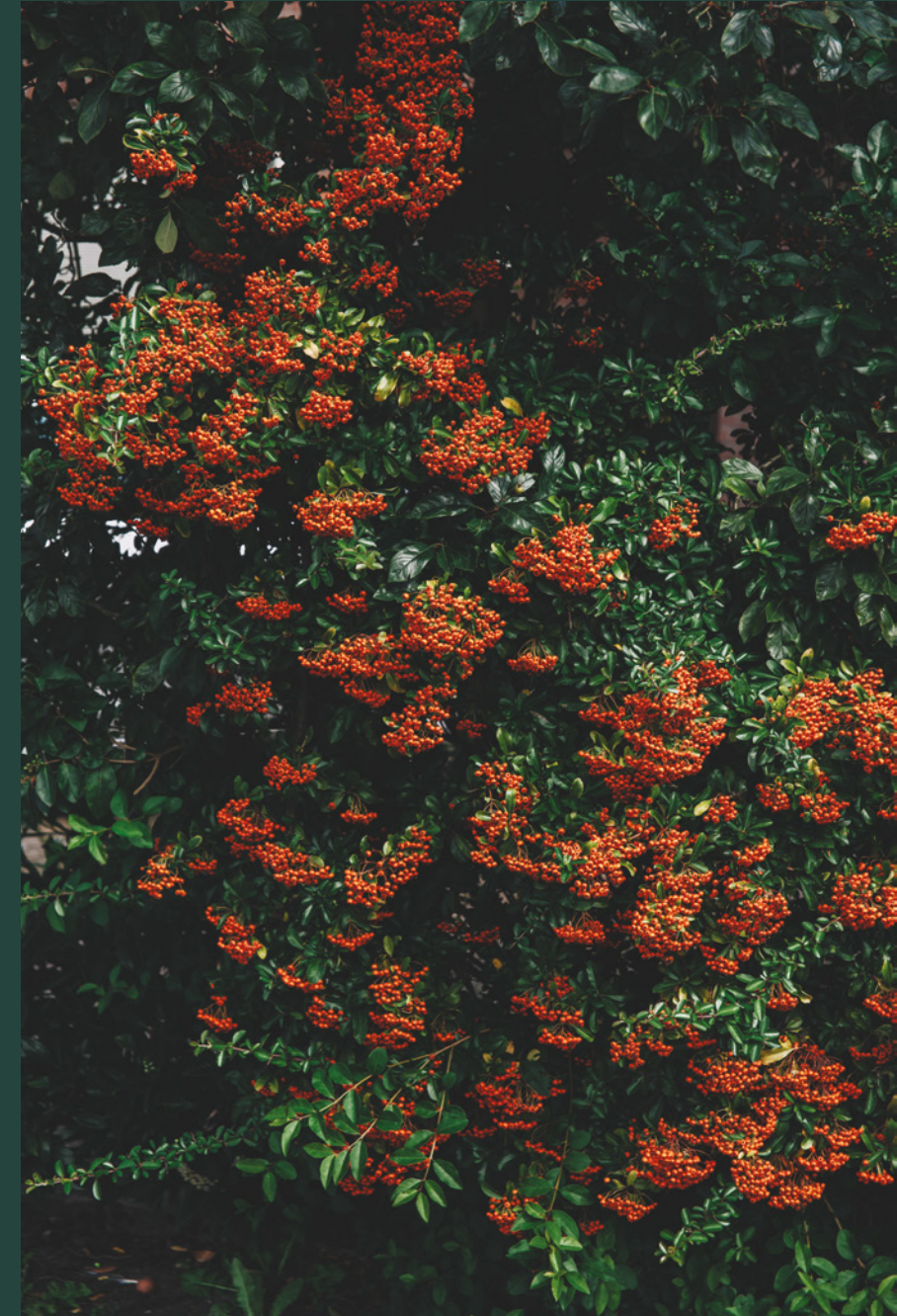
Leafy Jesmond nestles between the picturesque woodland of Jesmond Dene and the Town Moor's open green spaces, offering residents a tranquil sanctuary in the heart of a world-class city.

Jesmond's elegant avenues boast many of the region's best restaurants and boutiques, while Newcastle city centre is just a hop away on the Metro. Ask any local, and they will tell you that life here is sociable and relaxed, with a great sense of community that makes the neighbourhood feel friendly, welcoming and safe.

Spanning three Conservation Areas, Jesmond is home to some of Newcastle's finest architecture. Ambling the streets reveals gracious Georgian, Victorian and Edwardian terraces and plenty of

opportunities to relax over coffee and cake – or a glass of wine and a meal – in one of Jesmond's many bars, restaurants and cafés. Enjoy a spot of retail therapy in the neighbourhood's independent shops, or practice your swing at Jesmond Lawn Tennis Club and the Newcastle United Golf Club – favoured by some of city's most famous residents.

For adventures further afield, the Metro whisks you into the heart of metropolitan Newcastle and a thriving cultural scene that offers the best in theatre, dance and live music. And if you fancy taking to the hills, Jesmond's excellent transport links mean that in less than half an hour you can be enjoying the spectacular Northumberland coastline.





Left Winter Blossom, North Jesmond Avenue
Right Conifers, Jesmond Dene





MADE FOR LIVING

Wellbeing is at the heart of the Pegasus philosophy, and Jesmond Assembly has been expertly designed to nurture comfort, contentment and wellness. Floor-to-ceiling windows pour natural light into spacious living areas, materials and colours evoke calm and tranquillity, while evenings feel cosy and warm.

With the knowledge that good social relationships are the foundation of wellbeing, we have designed Jesmond Assembly with community in mind. Beyond the sanctuary of your own home is a range of shared amenities creating opportunities to make strong bonds.

The warm and relaxing shared lounge encourages owners to get together over a game, a cup of tea or a glass of wine. A well-equipped social kitchen allows the preparation of snacks, light meals and drinks. These can then be enjoyed in the lounge, or al fresco on the terrace where spirited surroundings invite great conversation.

Feeling safe is an important aspect of wellbeing. At Jesmond Assembly, 24-hour video entry phones and a Host 5 days a week are part of an advanced security system that brings complete peace of mind, giving you the freedom to enjoy what really matters.

THE PERFECT LOCATION

Jesmond Assembly lies just north of Newcastle city centre, with a lively community offering plenty of activities and opportunities for relaxing and socialising with friends. The development resides in the former grounds of

a historic independent girls' school, a two-minute walk from Jesmond Metro station, whisking you into the heart of city or out to enjoy the coastline within minutes on the Metro.

Did you know The Tyne Bridge is one of 5.8% Grade II* listed structures in England.



Jesmond Metro

3 minute walk

Newcastle Central Station

26 minute walk
5 minute Metro

The Town Moor

20 minute walk
15 minute Metro

St. James' Park

19 minute walk
8 minute Metro

The Tyne Bridge

37 minute walk
20 minute Metro

Sage Gateshead

30 minute walk
19 minute Metro

Grey's Monument

18 minute walk
4 minute Metro

Tynemouth

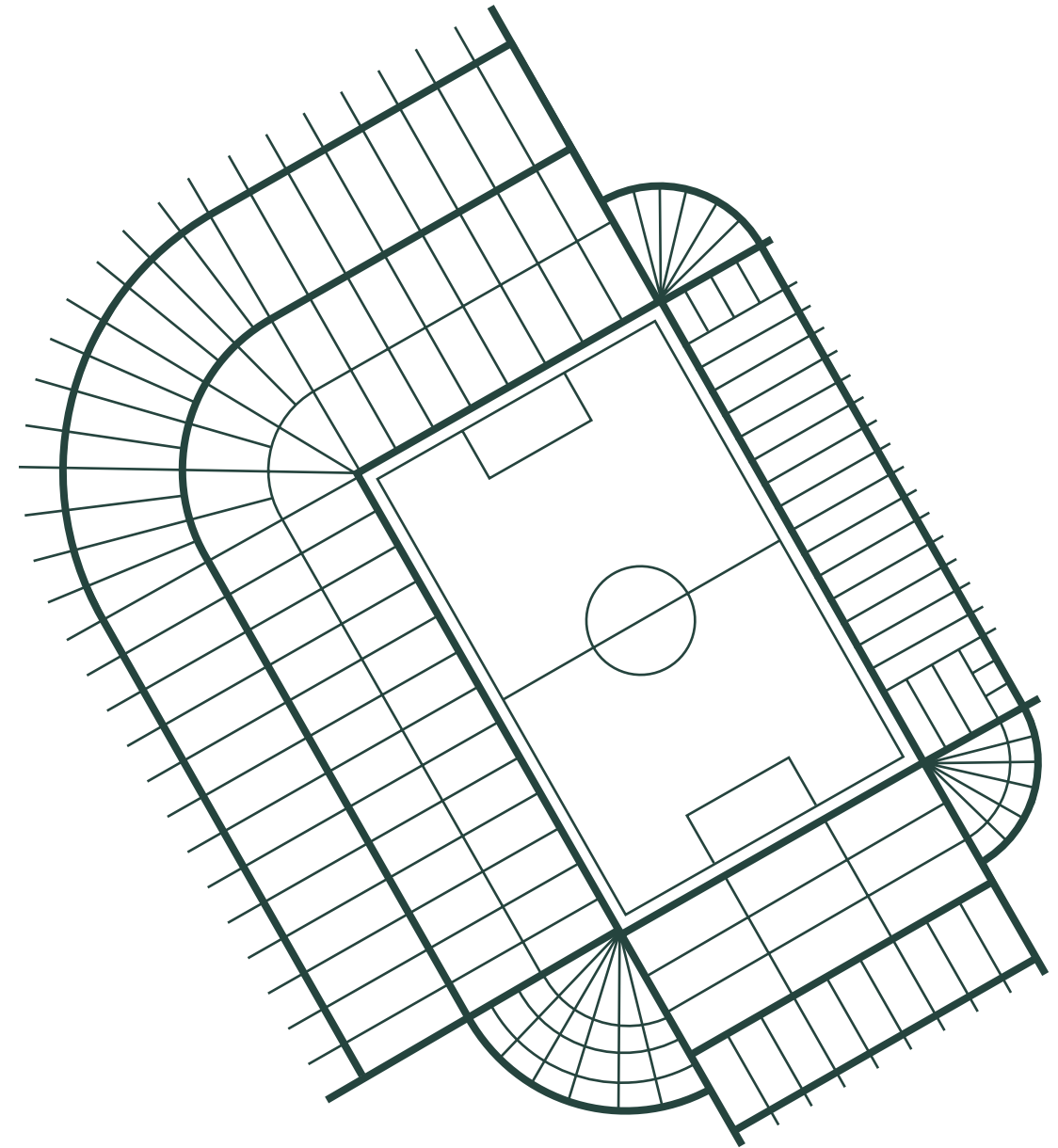
28 minute Metro

THE

Jesmond Area
Newcastle
community
and opport
socialising
ment resid

Did you know St. James' Park has been the home of Newcastle United since 1892 and has a maximum capacity of 52,354.

Did you know
of 5.8% Gr
in England



EASY ACCESS TO A HISTORIC CITY

Newcastle boasts internationally celebrated cultural venues, including the BALTIC Centre for Contemporary Art, which has hosted the Turner Prize, and the illustrious Newcastle Theatre Royal.

The city's venues and skyline-defining landmarks are in easy reach thanks to excellent public transport links – Newcastle being one of only four UK cities to benefit from a Metro system.

- 01 ST. JAMES' PARK
- 02 GREY'S MONUMENT
- 03 THE CIVIC CENTRE
- 04 THE THEATRE ROYAL
- 05 NEWCASTLE CATHEDRAL
- 06 NEWCASTLE CASTLE
- 07 THE TYNE BRIDGE
- 08 NEWCASTLE QUAYSIDE
- 09 THE ANGEL OF THE NORTH
- 10 ARMSTRONG BRIDGE

Did you know The earliest church on the site of Newcastle Cathedral was constructed in 1091.



LOCATION

M

10

JESMOND DENE

JESMOND

TOWN MOOR

GREAT NEW ROAD

JESMOND ROAD

A167

HEATON



HEATON PARK

M

SPITAL TONGUES

10 MINUTE WALK

20 MINUTE WALK

30 MINUTE WALK

01

02

03

04

05

M

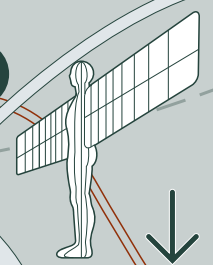
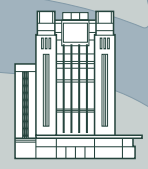
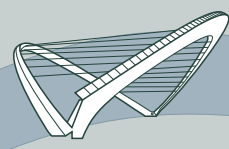
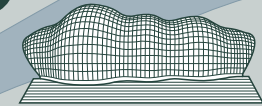
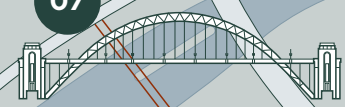
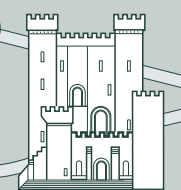
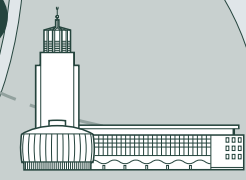
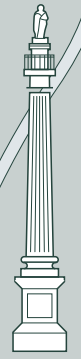
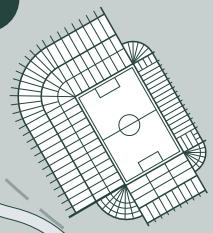
08

BYKER

06

07

09



“
Wandering through this
oasis, it's hard to believe
you are just a mile or two
from the city centre.
”



JESMOND DENE

The Dene has it all: wildlife, woodland, waterfalls, rustic bridges, old water mills and an atmosphere verging on the fairy-tale.

TAKE A TOUR OF THE HIGHLIGHTS

Jesmond's story began just after Norman conquest, when an apparition of the Virgin Mary and an infant Christ appeared in the Ouse valley, giving the area its name (Jesus Mound). A little more recently, The Beatles wrote their 1963 hit She Loves You, here. There is no

doubt that Jesmond is a place of revelation, as well as of relaxation. Whether you're looking for inspiration, a great coffee shop, a dose of nature, or a pleasurable stroll, we've put together a tour of the neighbourhood. With such fabulous resources on the doorstep, Jesmond is the pride of Newcastle.

JESMOND DENE HOUSE

Overlooking the spectacular Dene is the former home of Lord Armstrong, the Dene's Victorian owner. Widely regarded as Newcastle's best hotel with one of the city's finest restaurants, Jesmond Dene House offers first-class afternoon teas, celebratory lunches and romantic dinners, in surroundings that make any occasion special.

01



WYLAM BREWERY

This working brewery and events space is set scenically in the Palace of Arts, by a lake in Exhibition Park. The Palace is the only remaining building from the 1929 North East Exhibition, and its grand hall plays host to regular music performances. Come and sample Wylam's beers at the Brewery Tap, which is open to the public every Thursday to Sunday.

02



03



CAFE 1901

A creative space that has community at its heart, Café 1901 is a place for socialising, relaxing and getting involved, through its programme of workshops and events. On offer are mouth-watering homemade cakes and a wholesome seasonal breakfast and lunch menu, all to be enjoyed in the atmospheric setting of this former church.

JESMOND FOOD MARKET

Treat your taste buds to delicacies from the renowned Jesmond Food Market, with stalls from celebrated restaurants. The market's location on Jesmond Dene's Armstrong Bridge lets you take in fabulous views and chat with fellow foodies while sampling street food on another level. Don't leave without stocking up on artisan bread and other local produce for your larder.

04



05



HOUSE OF TIDES

Michelin-starred restaurant, House of Tides serves bold and ambitious British food, showcased with a seasonal tasting menu. Opened in 2014 by "born and bred Geordie" and familiar TV face Kenny Atkinson, this family-run restaurant is set within the beautifully restored Grade I-listed 16th Century former merchant's town house on the historical Newcastle Quayside.



ARTISAN TO MICHELEN STAR

Truly a land of plenty, Northumberland's food scene is outstanding, with Newcastle and Jesmond boasting more than their share of fabulous restaurants and bars serving renowned fresh, seasonal, locally-sourced food and drink.

From artisan cafes to Michelin star fish restaurants, 18th century pubs serving Northumbrian Ales to high end wine bars, the immediate area and surrounding city has something to offer for everyone.



THE OUSEBURN

In the past 20 years, community regeneration has transformed this area from a post-industrial wasteland to Newcastle's foremost creative and cultural quarter. Enjoy commanding views from The Cumberland Arms, and great dining and drinking at The Cluny, Kiln, Cookhouse and Ernest. There are also opportunities to volunteer in the valley, working with animals, getting involved with local cinema, and helping to preserve local heritage.

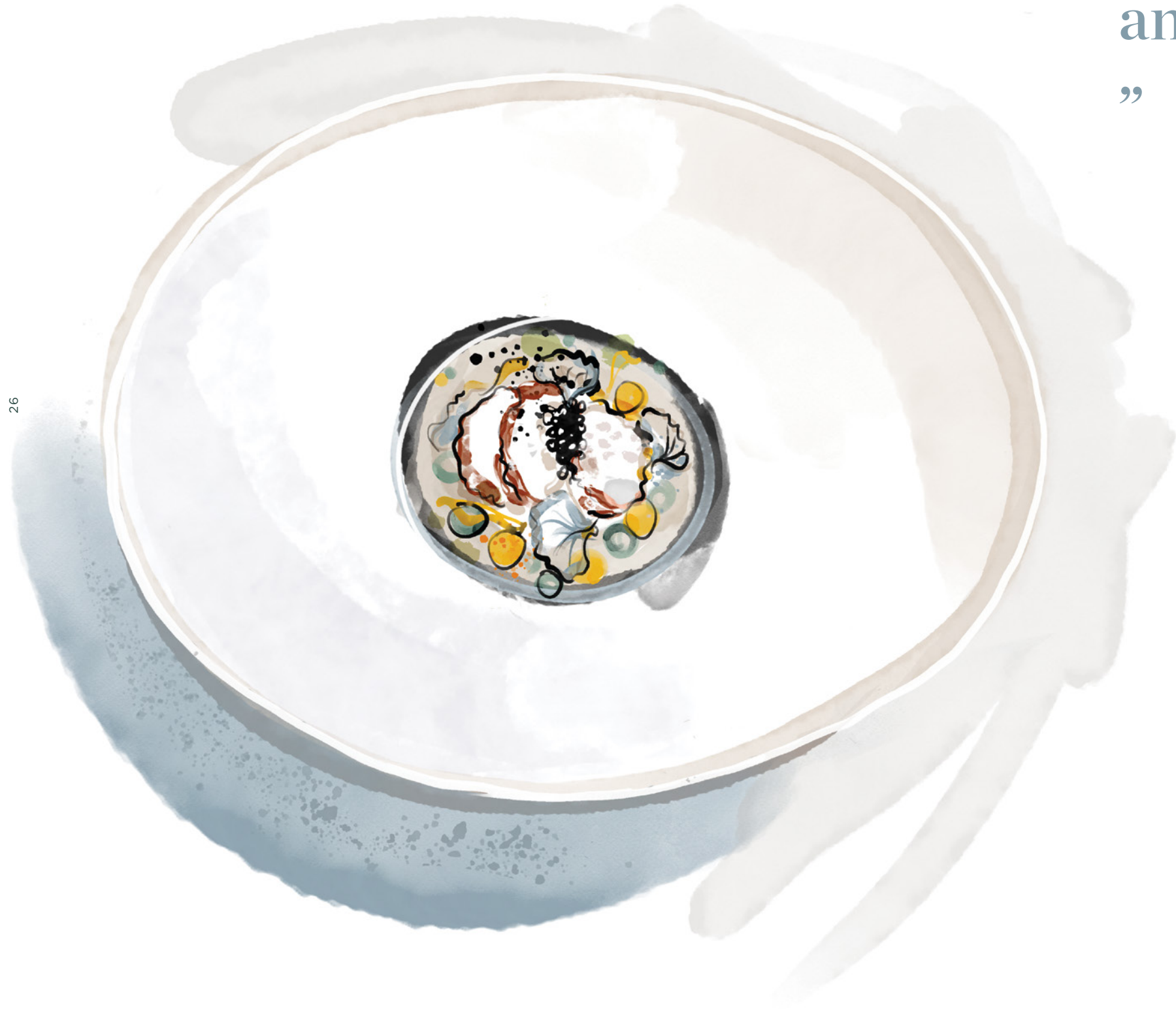
PEACE & LOAF

Critically acclaimed fine dining by MasterChef: The Professionals finalist Dave Coulson, Jesmond's Peace & Loaf presents immaculate – mainly British – dishes, in an unfussy and relaxed environment. The Observer's food critic Jay Rayner described the food as akin to "a bunch of dockers in steel toe-capped boots dancing a skilful ballet."

ARLO

A spirited neighbourhood eatery, alive with colour. Serving breakfast and lunch plates throughout the day before transforming into an evening bistro. Located in the heart of Jesmond, the focus here is locally sourced, seasonal and home-cooked food. If you're just passing, tuck into some of the best coffee and fresh pastries in town.





“

Michelin starred restaurant,
House of Tides serves bold
and ambitious British food.

”



CITY OF CULTURE

One of the most appealing aspects of living in Jesmond is its proximity to Newcastle. Jesmond Assembly is a two-minute walk from the Metro station (step-free and fully accessible), taking you into the heart of the city in under ten

minutes. The city's rich history, including Newcastle's key role in the industrial revolution, has helped to shape today's rich offering of world-class cultural venues, showcasing internationally celebrated art, theatre, music and dance.



NEWCASTLE UPON TYNE



THE BISCUIT FACTORY

Part of the Ouseburn cultural quarter, take a look around this Victorian former warehouse and pick up a choice piece of art, craft or design to take home with you. The Biscuit Factory is the UK's biggest independent commercial craft and design gallery. On show are works for sale by over 200 artists and makers, in seasonally changing exhibitions.

THEATRE ROYAL

Excellence is the hallmark of this historic theatre, whose façade is considered the finest in the UK, and whose stage has hosted great names like Laurence Olivier, Dame Judi Dench, Orson Welles and Charlton Heston. The theatre's programme features the best of opera and ballet, award-winning drama, musicals and comedy.

NORTHERN STAGE

With three stages, this is the largest producing theatre company in the North East, Northern Stage presents visiting national and international theatre as well as its own productions. The complex also features an award-winning bar-restaurant, McKenna's at Northern Stage.

THE TYNESIDE CINEMA

The last newsreel theatre in full-time operation in the UK, this independent cinema specialises in world cinema, and holds daily screenings of archive newsreel. Its building was designed in the 1930s by the great uncle of film director Sir Ridley Scott, and it thrives today as a much-loved Newcastle institution.



SAGE GATESHEAD

Proving the cultural might of Newcastle, and with a huge array of music on offer, this landmark building by Foster and Partners attracts major international pop, rock and jazz acts as well as being the official home of the highly acclaimed Royal Northern Sinfonia, and regional folk music development agency Folkworks.

BALTIC CENTRE FOR CONTEMPORARY ART

Beating anything further south for size, the BALTIC is the UK's biggest dedicated contemporary art institution. With no permanent collection, the gallery hosts an ever-changing calendar of exhibitions, all housed in a former flourmill on the banks of the Tyne.



“
BALTIC is the UK’s biggest
dedicated contemporary
art institution.
”



SPORTING HIGHLIGHTS

Within a short walk of Jesmond Assembly is a range of opportunities to improve your health and to make new connections. Whether you love yoga and swimming, are a keen golfer or enjoy a spot of tennis, there is something for everyone in the surrounding area.

Jesmond is home to an array of holistic health clubs such as David Lloyd, Sue Clark Health and Fitness and Speedflex.

All offering first-rate facilities including a 25-metre pool, tennis courts, gym, luxurious spa and a jam-packed social calendar.

Access some of the finest golf courses in the country, from the local rolling fairways of Newcastle United and to Lee Westwood designed course Close House, host to the 2020 British Masters.

34



GOSFORTH GOLF CLUB

Gosforth Golf Club is a delightful and challenging course for all abilities. The Club is situated in a secluded area only some 5 minutes from the heart of the city and a 13 minute drive from Jesmond.

PORTLAND BOWLING GREEN CLUB

Established in 1874, this is England's oldest private bowling club. Nestled a short walk away from Jesmond Assembly, this green enclave has been home to international players and county cup competitions over the years. Priding themselves on their hospitality to all.

JESMOND LAWN TENNIS

In the heart of Jesmond, this small, friendly club has a distinguished history that includes former member Muriel Robb's 1902 Singles Wimbledon win. Offering tennis for all ages and standards of play, the club is best known for social tennis, which it describes as "friendly, relaxed and a great way of meeting new people".



35

“
Within touching distance
to Northumberland’s
rugged coastline.
”

BAMBURGH NORTHUMBERLAND

Bamburgh is a beautiful coastal town in the heart of Northumberland. Thousands of people visit every year for its famous castle, coastlines and walking trails, reached by car in just over an hour.



EXPLORE THE GREAT OUTDOORS

The residents of Jesmond really do have it all – not just the city on their doorstep, but access to moors, woodland, coastline and designated Areas of Outstanding Natural Beauty. To blow away the cobwebs and come home with rosy cheeks, here is a guide to a few of the magnificent rural, seaside and wild locations within easy reach of Jesmond.

Ancient, atmospheric and home to skylarks and starlings, this beloved part of Newcastle is just a few minutes' walk from Jesmond Assembly's front door.

The Town Moor is thought to have been protected pastureland for over a thousand years, with Freeman of the city still grazing cattle here at certain times of the year.

A couple of minutes' walk to Jesmond Metro station and in 25 minutes you can be enjoying dramatic views and award-winning sandy beaches. Tynemouth is a historic place, rich in heritage, that attracts visitors from around the world – and you won't go hungry or thirsty either, as the heart of this prosperous

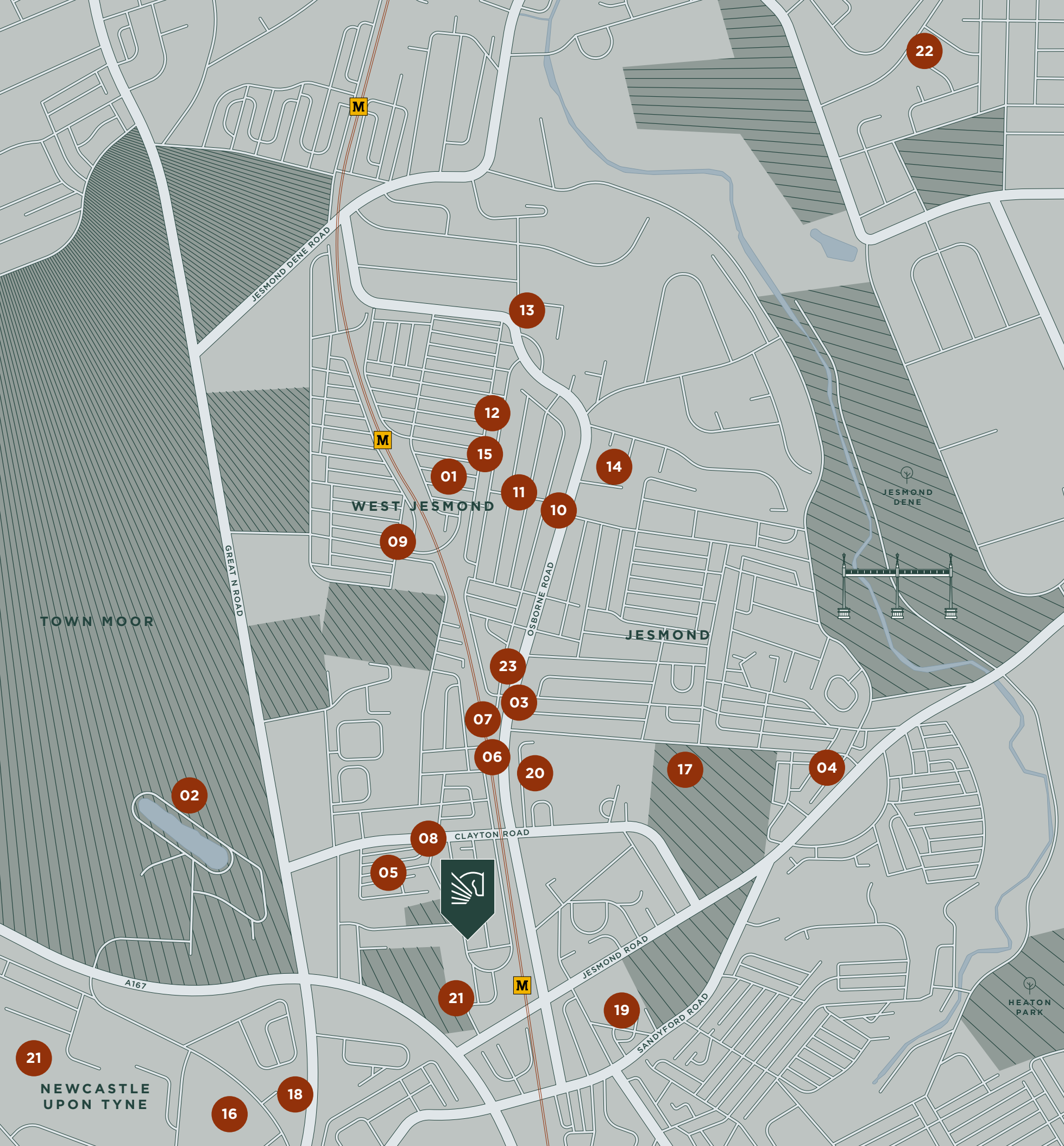
little town is bustling with coffee shops, pubs and restaurants.

Just a half-hour drive takes you to a coastline so precious that it is safeguarded for the nation to enjoy as a designated Area of Outstanding Natural Beauty. Rugged cliffs, sandy beaches and vast dunes stretch for 40 miles along this coastal stretch from Amble to Berwick-upon-Tweed.





Left Dunes at Bamburgh Beach, Northumberland
Right The Town Moor, Newcastle Upon Tyne



WELCOME TO THE NEIGHBOURHOOD



BARS AND RESTAURANTS

- 01 CAFE 1901
- 02 WYLAM BREWERY
- 03 ANTICO
- 04 PEACE & LOAF
- 05 THE COLLINGWOOD ARMS
- 06 DOSA KITCHEN
- 07 BRANCHES
- 08 WILLI'S CAFE
- 09 ARLO



SHOPPING

- 10 WAITROSE
- 11 ACORN ROAD SHOPS



LEISURE & RECREATION

- 12 JESMOND POOL
- 13 THE NORTHUMBERLAND CLUB
- 14 JESMOND LAWN TENNIS
- 15 JESMOND LIBRARY
- 16 NORTHERN STAGE
- 17 JESMOND CRICKET CLUB
- 18 HANCOCK MUSEUM
- 19 PORTLAND BOWLING GREEN



HEALTHCARE

- 20 NUFFIELD HEALTH
- 21 THE RVI HOSPITAL
- 22 FREEMAN HOSPITAL PARTNERSHIP
- 23 JESMOND HEALTH PARTNERSHIP

A GUIDING LIGHT

Our name Jesmond Assembly pays homage to the trailblazing independent girls' school that once stood on this site. Central Newcastle High School was founded in 1876 under the name Gateshead High School, where it was first situated before moving to Jesmond.

The pioneering vision for the school was to give local girls access to the same level of academic education that their brothers enjoyed. And that they did. With a whole roster of success stories, the school had a strong science curriculum, allowing N. Walkinshaw to become an Ophthalmic Surgeon at Birmingham General Hospital in the 1940s.

In 1898, Earl Grey laid the foundation stone for the new school building at Assembly's site on Eskdale Terrace. The stone has since been persevered and presented to the School's Trust along with a time capsule that was discovered

underneath. Containing newspaper clippings and a silk school badge left by the girls to provide an illuminating glimpse into their lives.

The school nurtured a resilient Old Girls' Guild, the yearly magazine recounts its many local charitable works as well as the Old Girls' achievements in both world wars – extraordinary times in which women contributed more fully to society than ever before.

One of the schools guiding lights was Headmistress Hiley. Who, with her youth, original mind, sharp wit and strong leadership, seemed like a “draught of fresh air through the school”. Her headship spanned 1911 – 1934, through the First World War, the 1918 influenza epidemic, the post-war depression and the rise of Hitler. She is remembered as an inspirational Head, strong on discipline, but calm and reassuring.

She encouraged every girl to start the day with “a clean handkerchief and a fresh parting in her hair”.

The school has merged with another to become Newcastle High School for Girls in 2014. Situated a mere stones throw away from Eskdale Terrace. The guiding principles and traditions born from this site are being continued by the next generation of Old Girls', ready to write their own history.

Below 1908, Practical science lesson



Above 1908, Art lesson



Above 1908, Students in The Assembly Hall

“

Osborne Road is at the social heart of Jesmond.

”



OSBORNE ROAD

Leading straight to the city centre, Osborne Road is also the social heart of Jesmond. Lined with bars and restaurants with terraces that open out onto the street for al fresco dining, warmer evenings see the street gain a European feel as patio umbrellas are raised and friends gather to eat, drink and relax.



Above Raised Terraced Gardens

WELCOME HOME

Set in the heart of a leafy Conservation Area, the latest development from Pegasus is a sophisticated and contemporary take on Jesmond's historic Victorian terraces. Step inside to a warm welcome by the host, and feel refreshed by the calm surroundings.

Jesmond Assembly is a warm community of sociable people enjoying the freedom to pursue their passions. Seek out your

friends in the comfortable shared lounge, or head out to the landscaped terrace for a glass of wine and a catch-up.

This beautiful development is designed for social connection. Its architects perfectly understood the needs of our customers, helping us to craft a considered environment that feels like home.

Below The Communal Areas



Images are for illustrative purposes only



This image is for illustrative purposes only

Above Building Exterior



54

55

Above Home Interiors

This image is for illustrative purposes only



Above Building Exterior



Above Shared Lounge Area

These images are for illustrative purposes only



Above Shared Lounge Area

This image is for illustrative purposes only

“
We were able to innovate and
craft a new piece of architecture
that is driven by wellness.
”



FAULKNER BROWNS

—
“Working closely with the team at Pegasus,
we were able to innovate and craft a new
piece of architecture that is driven by
wellness and community. We are proud to
have created a friendly, safe and accessible
building that is rich in character, distinct in
identity and that provides a vibrant setting
for socialising, as well as a calm and
relaxing environment to dwell.”



A VISION FOR THE FUTURE

Established in Newcastle in 1962, Faulkner Browns is an award-winning creative design studio experienced in making buildings and places where people do better. Questioning traditional typologies, challenging what a particular building might look like, how it might be used, and the ways it can impact society. In this way, Faulkner Browns aim to bring forward buildings that are socially driven and environmentally responsive. Awards include the prestigious International Civic Trust Award and 2019 Design Practice of the Year Award.

“We are excited to have helped Pegasus create an exemplary contemporary development in which people can enjoy a new phase in their lives. Our vision was partly inspired by the area of Jesmond: we designed a building that will enhance the character of the Eskdale Terrace and the wider Conservation Area, using modern forms influenced by traditional architecture. The development is unlike anything else seen in the city and will help transform the perception of what constitutes a good retirement development.”



“

The development is unlike anything else seen in the city.

”



1 BEDROOM HOME

KEY

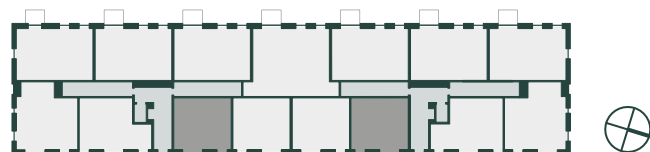
W	WARDROBE
FW	FITTED WARDROBE
W/D	WASHER/DRYER
HEC	HEATING, ELECTRICAL COMPONENTS
J	JULIET BALCONY

DIMENSIONS

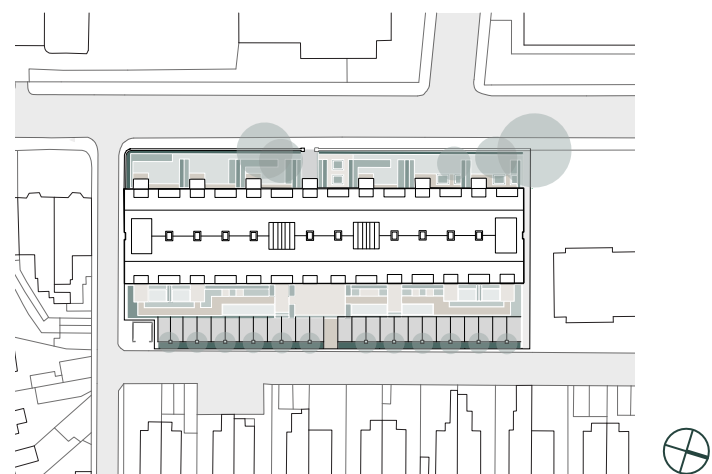
TOTAL AREA	57.3 M²	616.0 SQFT
LIVING/DINING	4500 X 5130MM	14'9" X 16'9"
KITCHEN	3000 X 2200MM	9'10" X 7'2"
MASTER BEDROOM	3270 X 4690MM	10'8" X 15'4"
BATHROOM	2100 X 2530MM	6'10" X 8'3"
W/D HEC	650 X 2200MM	2'1" X 7'2"
JULIET BALCONY	—	—

5% VARIANCE IN FLOOR AREA ACROSS BUILDING

FLOOR PLAN



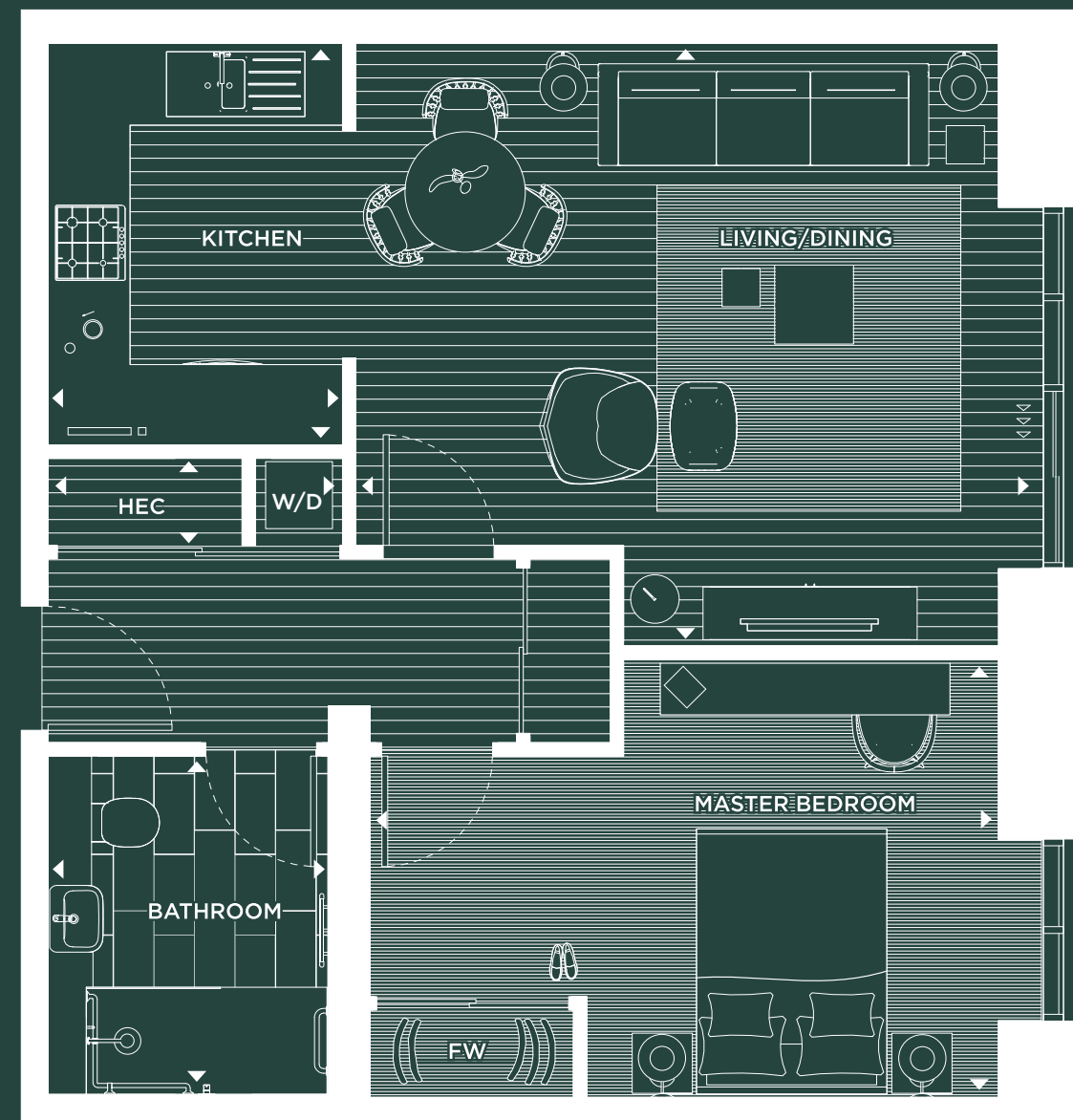
LOCATION PLAN



APARTMENT 10 + 49
SECOND FLOOR

APARTMENT 18 + 56
THIRD FLOOR

TYPE A1



2 BEDROOM HOME

KEY

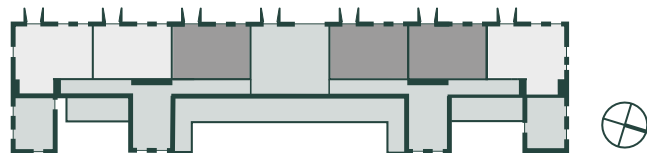
W	WARDROBE
FW	FITTED WARDROBE
W/D	WASHER/DRYER
HEC	HEATING, ELECTRICAL COMPONENTS

DIMENSIONS

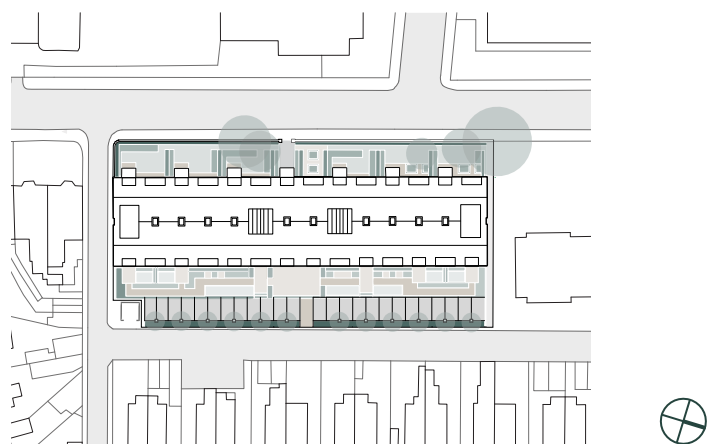
TOTAL AREA	76.39 M²	822.3 SQFT
LIVING/DINING	4000 X 4800MM	13'1" X 15'8"
KITCHEN	3800 X 2200MM	12'5" X 7'2"
MASTER BEDROOM	2900 X 4900MM	9'6" X 16'0"
EN-SUITE	2150 X 2100MM	7'0" X 6'10"
BEDROOM 2	3400 X 3675MM	11'1" X 12'0"
BATHROOM	2150 X 2100MM	7'0" X 6'10"
W/D	650 X 2100MM	2'1" X 6'10"
GARDEN SHROUD	5000 X 10800MM	16'4" X 35'5"
	—	—

5% VARIANCE IN FLOOR AREA ACROSS BUILDING

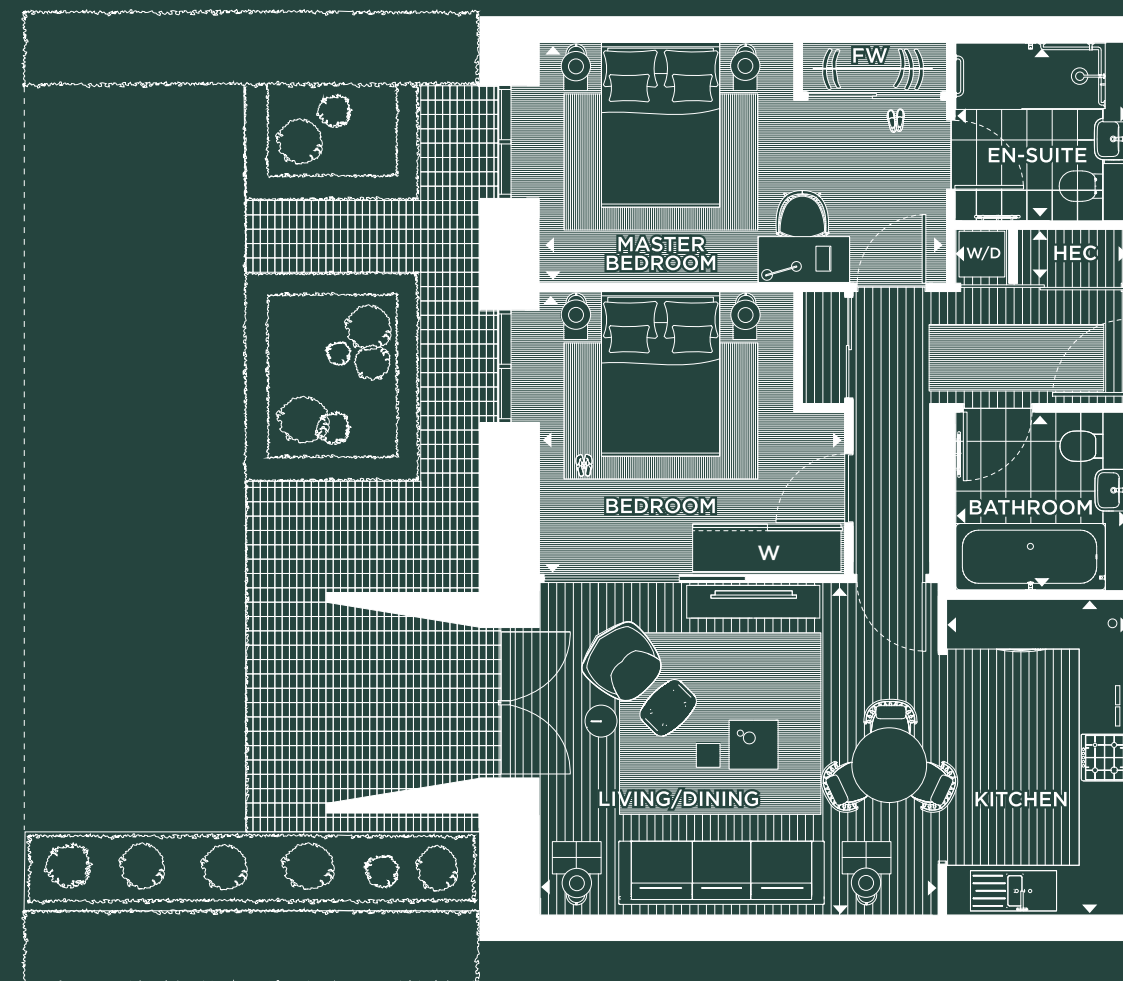
FLOOR PLAN



LOCATION PLAN



APARTMENT 1, 2 + 36 F1.1
GROUND FLOOR



2 BEDROOM DUPLEX HOME

KEY

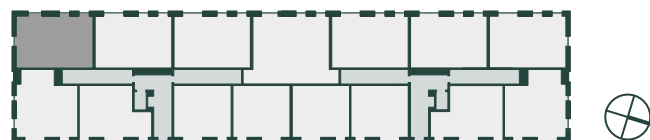
W	WARDROBE
FW	FITTED WARDROBE
W/D	WASHER/DRYER
HEC	HEATING, ELECTRICAL COMPONENTS
J	JULIET BALCONY

DIMENSIONS

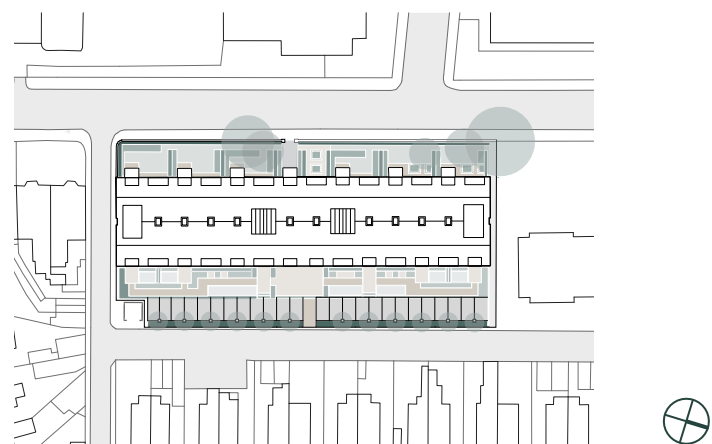
TOTAL AREA	76.26 M²	820.8 SQFT
LIVING/DINING	4390 X 4600MM	14'4" X 15'1"
KITCHEN	3000 X 2400MM	9'10" X 7'10"
MASTER BEDROOM	2780 X 4700MM	9'1" X 15'5"
ENSUITE	1995 X 2300MM	6'6" X 7'6"
BEDROOM 2	3090 X 3440MM	10'1" X 11'3"
BATHROOM	2150 X 2400MM	7'0" X 7'10"
W/D HEC	667 X 2100MM	2'2" X 6'10"
JULIET BALCONY	—	—

5% VARIANCE IN FLOOR AREA ACROSS BUILDING

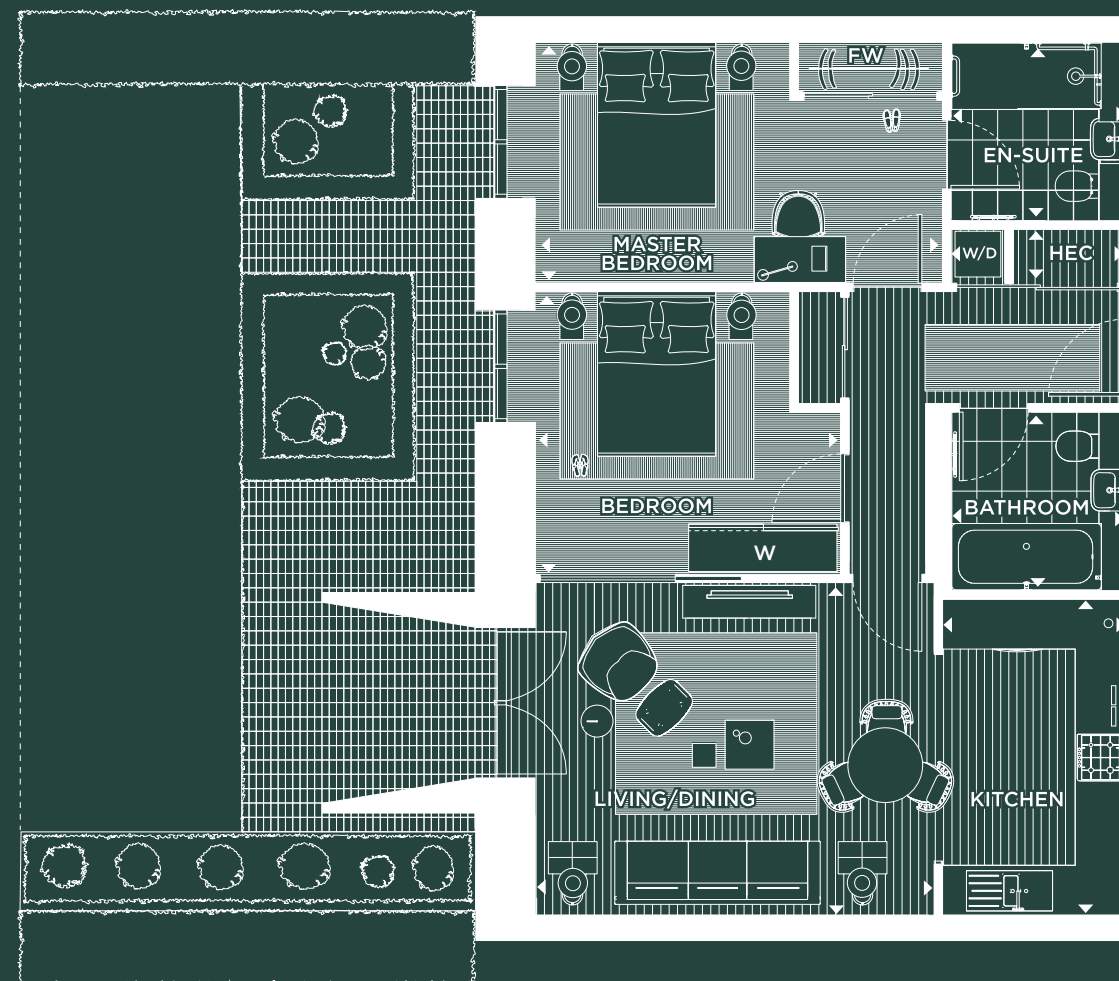
FLOOR PLAN



LOCATION PLAN



APARTMENT 1, 2 + 36 F1.1 GROUND FLOOR



2 BEDROOM DUPL

APARTMENT 59
FOURTH FLOOR DUPLEX

TYPE I1
LOWER DUPLEX

KEY

- W
- FW
- W/D
- HEC
- J

DIMENSIO

TOTAL A

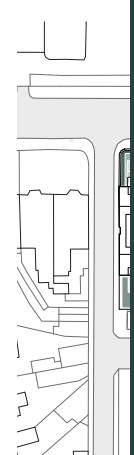
- LIVING/D
- KITCHEN
- MASTER
- ENSUITE
- BEDROO
- BATHROO
- W/D HEC
- JULIET B

5% VARI

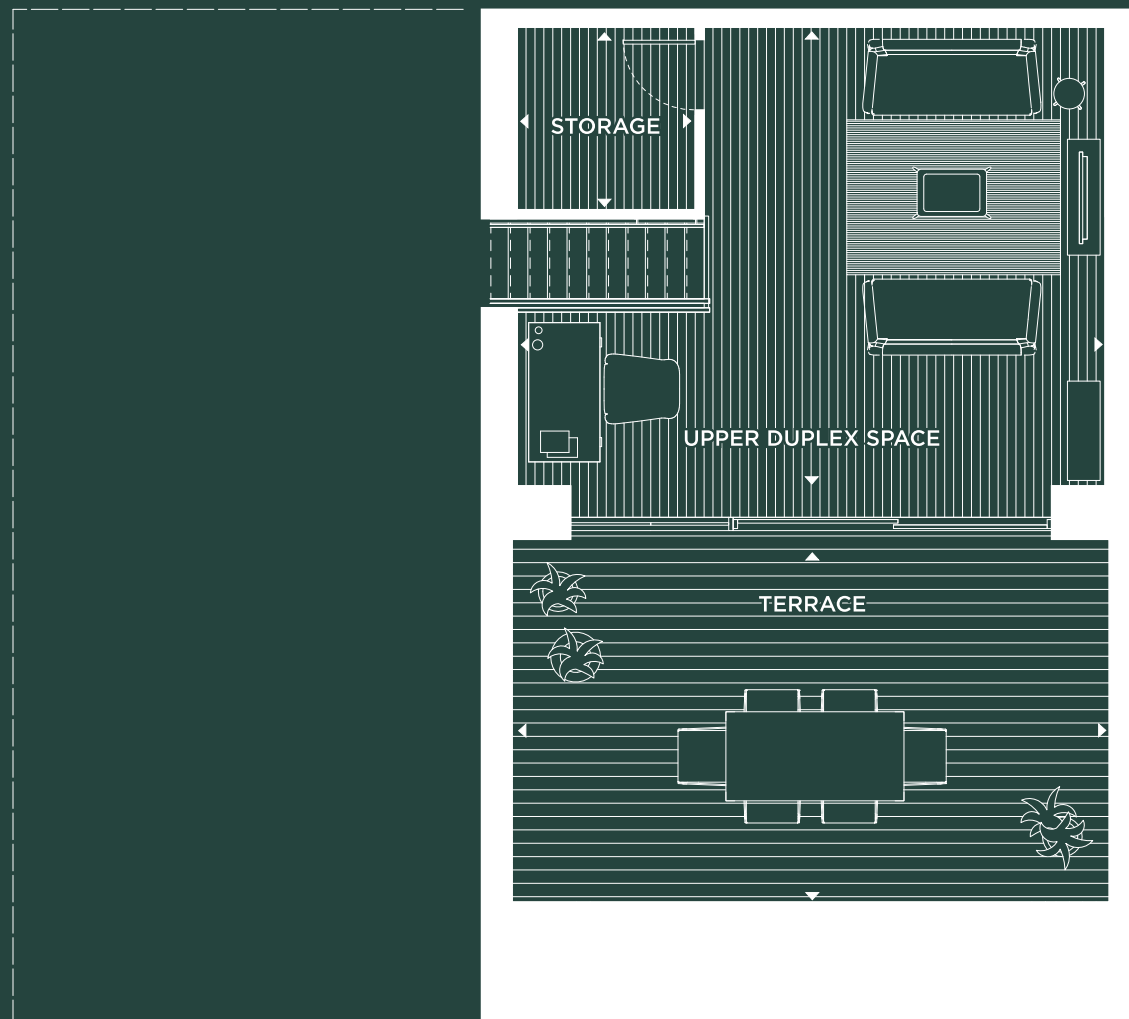
FLOOR P



LOCATIO



NEIGHBOU



KEY

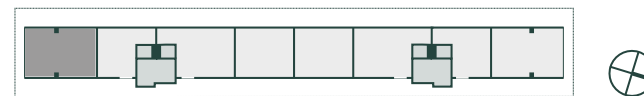
- W WARDROBE
- FW FITTED WARDROBE
- W/D WASHER/DRYER
- HEC HEATING, ELECTRICAL COMPONENTS

DIMENSIONS

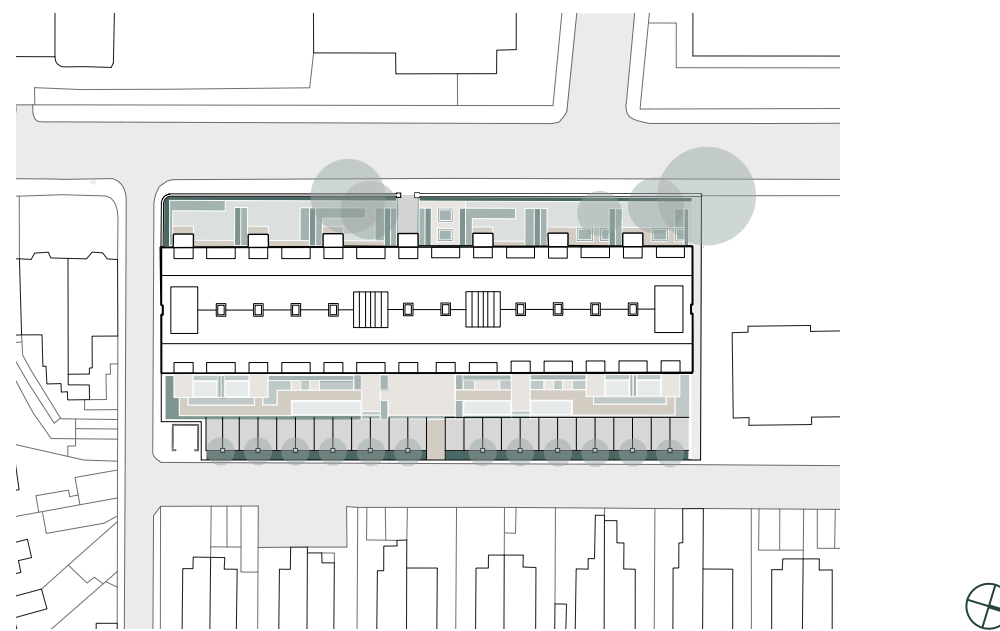
TOTAL AREA	34.80 M ²	374.5 SQFT
UPPER DUPLEX SPACE	5150 X 6600MM	16'10" X 21'7"
TERRACE	4080 X 6800MM	13'4" X 22'3"
STORAGE	2000 X 2050MM	6'6" X 6'8"

5% VARIANCE IN FLOOR AREA ACROSS BUILDING

FLOOR PLAN



LOCATION PLAN



NEWCASTLE UPON TYNE

HOME SPECIFICATIONS

BATH AND SHOWER ROOMS

FLOOR FINISHES/SKIRTING

- Porcelain Tiling, Domus Floss (Natural)

WALL FINISHES

- Ceramic Tiling Domus Colori Matt
- Paint Finish (Eggshell), White

CEILING FINISHES

- Paint Finish (Eggshell), White

ARCHITRAVES

- Painted MDF (Satin)

INTERNAL DOORS

- Flush paint grade doorset Woodtech

IRONMONGERY

- George Boyd - Karcher Rhodus Lever
- George Boyd - Stainless Steel bathroom lock

LIGHTING

- Astro Minima Round fire rated IP65 downlights, including high quality GU10 LED branded lamp

COUNTERTOP

- Silestone - Eternal Serena (suede)

SANITARYWARE - BATHROOM

WC

- Thirty6 My Home back to wall
- Thirty6 soft close seat
- Crosswater conceale cistern, 830mm
- Bauhaus central chrome flush plate
- Keuco WC roll holder

WASH HAND BASIN

- Thirty6 semi countertop
- Thirty6 mono basin mixer chrome
- Thirty6 Serene waste chrome

BATH

- Bette Form bath, 1800 x 800mm or 1700 x 800mm with partial anti-slip and feet with grips - bottom access
- Crosswater MPRO bath filler and waste, chrome
- Crosswater thermostatic valve
- Kai 2 way back plate
- Kai level handles
- Kai level handles
- Mike Pro shower kit chrome

CABINET

- Burg Eqio 900 x 800mm mirror cabinet

HEATED TOWEL RAIL

- Towelrads chrome flat electric 550 x 550mm, including 43D regulated element

SANITARYWARE - SHOWER ROOM

WC

- Thirty6 My Home back to wall
- Thirty6 soft close seat
- Crosswater concealed cistern, 830mm
- Bauhaus central chrome flush plate
- Keuco WC roll holder

WASH HAND BASIN

- Thirty6 semi countertop
- Thirty6 mono basin mixer chrome
- Thirty6 Serene waste chrome

SHOWER

- Britton Zamori 1800 x 800mm with anti-slip & anti-bacterial finish
- High flow shower tray waste
- Crosswater side panel, 1000mm
- Crosswater thermostatic valve
- Kai level handles
- Mike Pro shower kit chrome
- Crosswater 250mm shower head
- Fusion shower wall arm
- Keuco shower grab rail

CABINET

- Burg Eqio 900 x 800mm mirror cabinet

HEATED TOWEL RAIL

- Towelrads chrome flat electric 550 x 550mm, including 43D regulated element

KITCHEN

FLOOR FINISHES

- Karndean Korlok timber effect vinyl

SKIRTING/ARCHITRAVE

- Painted MDF (Satin), Bullnose profile

INTERNAL DOORS

- Flush paint grade doorset, Woodtech

IRONMONGERY

- George Boyd, Karcher Rhodus Lever, Stainless steel

WALL/CEILING FINISHES

- Paint Finish (emulsion) Colour, White

SOCKETS/SWITCHES

- MK Logic Plus, white plastic

LIGHT FITTINGS

- Recessed LED downlighters with white metal surround
- Undercounter LED lighting

BASE + WALL UNITS

- Symphony Kitchen, Excel range (Ivory)

DOOR FASCIA

- Symphony Kitchens Cranbrook (Ivory)

WORKTOPS

- 20mm Silestone Solid Surface, Blanco Norte, with 150mm upstands
- Integral drainer grooves + undermounted sink

SINK

- Sink and a half with right hand drainer
- Blanco Essential 530-U
- Polished stainless steel
- Pop up waste/Plastic traps

SPLASHBACK

- 20mm Silestone Solid Surface
- Blanco Norte

TAPS

- Blanco Envoy chrome mixer tap

APPLIANCES

- Neff N70 Built in oven
- Neff N70 electric hob
- Neff N50 microwave oven
- Bosch Fridge Freezer
- Bosch integrated dishwasher
- Bosch washer dryer

LIVING ROOM

FLOOR FINISHES

- Timber effect vinyl (Karndean Korlok), Colour - Canadian Urban Oak

SKIRTING/ARCHITRAVE

- Painted MDF (Satin) Bullnose profile skirting

INTERNAL DOORS

- Flush paint grade doorset Woodtech
- Selo pocket door system to select Homes.

IRONMONGERY

- George Boyd - Karcher Rhodus Lever, Stainless steel

WALL/CEILING FINISHES

- Paint Finish (emulsion) Colour - White

SOCKETS/SWITCHES

- MK Logic Plus, white plastic

LIGHT FITTINGS

- Recessed LED downlighters with white metal surround
- Pendant lights to level 04 double height living rooms

BEDROOM

FLOOR FINISHES

- Carpet, Interfloor Durafit 500 International underlay
- Haywood Twist Ultimate - Storm

SKIRTING/ARCHITRAVE

- Painted MDF (Satin) Bullnose profile skirting

INTERNAL DOORS

- Internal doors - Flush paint grade doorset, Woodtech
- Selo pocket door system to select Homes.
- Agenda sliding wardrobe door (built in wardrobes to master beds)
- 18mm Egger MFC - Colour TBC

IRONMONGERY

- George Boyd - Karcher Rhodus Lever, Stainless steel

WALL/CEILING FINISHES

- Paint Finish (Emulsion) Colour - White)

SOCKETS/SWITCHES

- MK Logic Plus, white plastic

LIGHT FITTINGS

- Astro Minima recessed LED downlighters with white metal surround
- And/or pendant lights

HALLWAY

FLOOR FINISHES

- Timber effect vinyl (Karndean Korlok) Colour, Canadian Urban Oak

SKIRTING/ARCHITRAVE

- Painted MDF (Satin) Bullnose profile skirting

INTERNAL DOORS

- Front Door, Flush paint grade doorset Woodtech (Block colour laminate - Colour TBC)
- Agenda sliding doors (Cupboards / Utility) 18mm Egger MFC, Colour TBC

IRONMONGERY

- George Boyd - Karcher Rhodus Lever Stainless steel

WALL/CEILING FINISHES

- Paint Finish (emulsion) Colour White

SOCKETS/SWITCHES

- White plastic

LIGHT FITTINGS

- Astro Minima recessed LED downlighters with white metal surround
- Pendant lights to level 04 double height hallways



OUR ASSURANCE TO YOU

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 concierges and hosts work to ensure the support provided is always

tailored to owners' needs. The Property Management team make regular visit to developments and conduct annual service-charge meetings, all with complete transparency. We strive to deliver the highest standard of service to owners' and believe passionately that transparency is fundamental to maintaining owners' peace of mind.

Did you know We manage over 30 developments in a variety of location across the UK, from Jesmond down to the South Coast of England.



“
Jesmond Assembly is a
warm community of sociable
people enjoying the freedom
to pursue their passions.
”





THE PEGASUS PROMISE

GETTING TO KNOW YOU PERSONALLY

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

TAKING CARE OF TOMORROW THROUGH SUSTAINABILITY

We are committed to the wellbeing both of our owners' and 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.

CARING ABOUT THE LEGACY WE LEAVE BEHIND

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

TAKING RESPONSIBILITY FOR OUR OWNERS' NEEDS

Every one of us at Pegasus is personally responsible for fulfilling the needs of our owners'. This means that when an owner contacts us, the person who receives the call is responsible for answering all their questions.

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.

CONTACT

—
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