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# NATURAL HARMONY

Located in the heart of Cheltenham, Latheram House is a stylish collection of contemporary later living apartments, perfectly positioned with all the delights of the charming festival town right on your doorstep.

Our apartments have been created with downsizers in mind, offering homes and community designed for you, your lifestyle and your future.

The balance of urban life within one of England's Areas of Outstanding Natural Beauty creates a natural harmony in which to live. From long drives in the country and a spot of rambling, to shopping at John Lewis or enjoying a whisky in one of the many bars and restaurants. You have the best of both worlds on your doorstep.







## CREATIVITY & CULTURE



Cheltenham is home to a plethora of things to see and do. Whether you like a leisurely brunch at the much loved Boston Tea Party Café, or your tastes are more adventurous and open to delving into Michelin star delights. Complete the evening by attending one of the many jazz, science or literary festivals that run throughout the year.

Aside from the pull of this cultural hub, you will have an impressive array of shops on your doorstep, both high street stores and independent boutiques. Discover numerous delicatessens offering a wide choice of artisan breads, meats and cheese, perfect for those intimate gatherings and cosy nights in.

For your day-to-day essentials, there's a pharmacy, bank, barber's and convenience store all within a short walk.



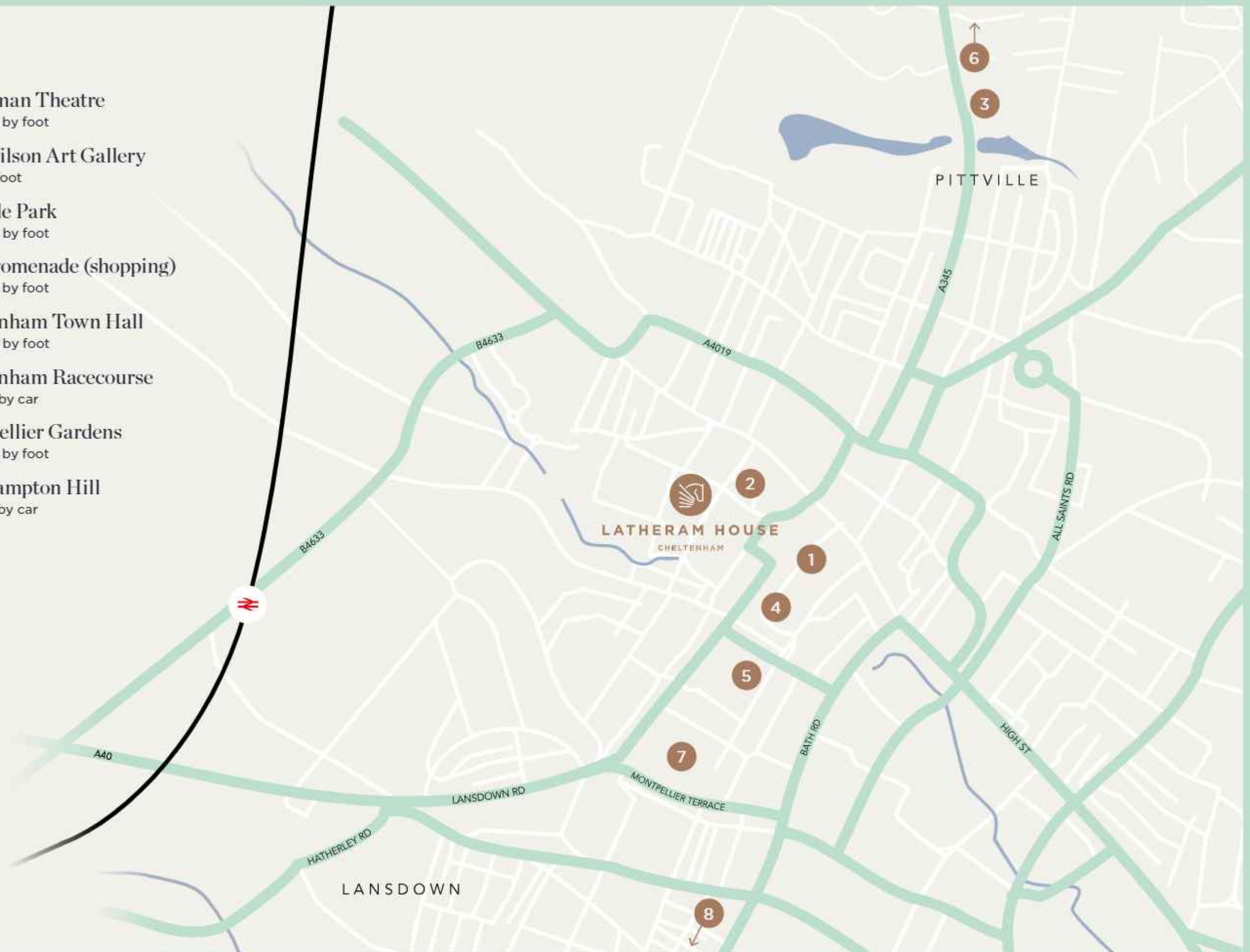




HERITAGE  
AT HOME



- 1 Everyman Theatre  
0.2 miles by foot
- 2 The Wilson Art Gallery  
69 ft by foot
- 3 Pittville Park  
0.9 miles by foot
- 4 The Promenade (shopping)  
0.2 miles by foot
- 5 Cheltenham Town Hall  
0.4 miles by foot
- 6 Cheltenham Racecourse  
1.3 miles by car
- 7 Montpellier Gardens  
0.5 miles by foot
- 8 Leckhampton Hill  
3.1 miles by car





## DESIGNED FOR LIVING



The concept behind Latheram House was to provide a symbiotic harmony of both traditional and modern homes that provides light, space and comfort. The external areas and landscaping have been carefully considered to provide a reflective and tranquil oasis nestled within the bustle of the surrounding urban environment.





# FEELS LIKE HOME

A remarkable development of 67 apartments and 2 cottages designed for social connection.

The apartments have been thoughtfully created to compliment your lifestyle and offer low maintenance living to free up more of your time to do what matters most – whether time with family, enjoying the communal areas on-site or taking advantage of the beautiful location close by.





Every detail of the homes has been finished to the highest of standards, providing an ideal canvas within which you can create your new sanctuary.

When your home is full, the dedicated guest suite will be available to book for extra friends and family, so you can have everyone under the same roof.

## THE INSIDE STORY







## LIVING SPACE

These bright and modern rooms are designed to maximise space whilst creating a homely and inviting environment. With glass doors opening out onto the balconies, you will always benefit from natural light.

## KITCHEN

The contemporary kitchens are fitted with composite stone worktops and integrated appliances. With many apartments offering open plan living space.



## BEDROOMS

The spacious bedrooms are bright and airy, with large windows that let in a surplus of natural light. Many of our master bedrooms come with built-in wardrobes for clutter-free storage.



## BALCONIES

Many balconies overlook the beautiful gardens and courtyards, and are a perfect place to enjoy reading the daily newspaper.







“



“Moving to Latheram House has been the perfect decision at this stage in my life, and I couldn’t be happier to have moved to a community where I can still maintain my independence, be close to my family while still having the choice to make new social connections.”

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



”

Stella Lupson, Homeowner

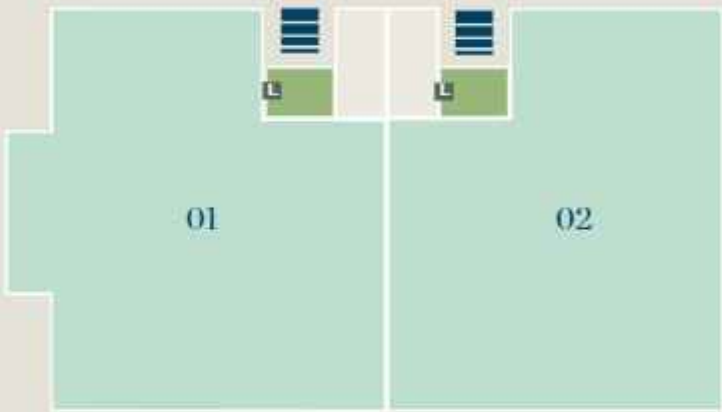


# SITE MAP

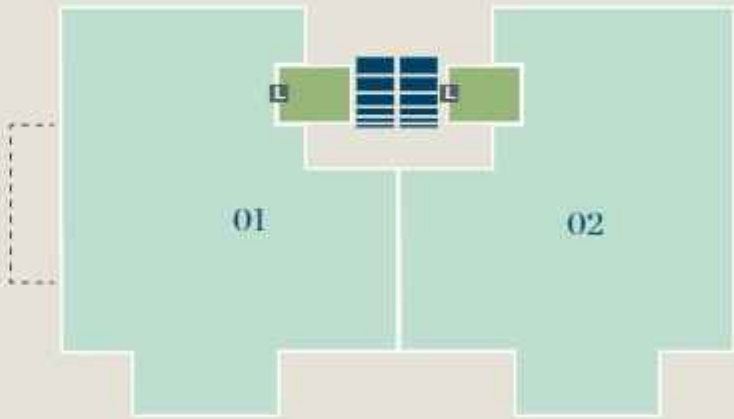


# COTTAGES

GROUND FLOOR



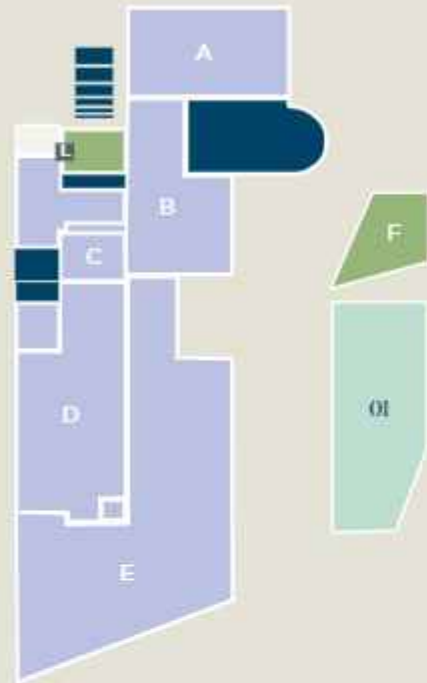
FIRST FLOOR





# NORTH COURT

GROUND FLOOR



- A Bins / Refuse
- B Entrance Hall
- C Bathroom
- D Social Kitchen
- E Communal Lounge
- F Mobility Vehicle Storage / Cycle Store

FIRST FLOOR



SECOND FLOOR



THIRD FLOOR



FOURTH FLOOR



FIFTH FLOOR



- 1 Bedroom
- 2 Bedroom
- 3 Bedroom
- Lift
- Stairs
- Communal Area
- Hallways



# SOUTH COURT

GROUND FLOOR



FIRST FLOOR



SECOND FLOOR



THIRD FLOOR



BASEMENT 1



BASEMENT 2



FOURTH FLOOR



- 1 Bedroom
- 2 Bedroom
- 3 Bedroom
- Lift
- Stairs
- Communal Area
- Hallways



# ONE BEDROOM APARTMENT 10



APARTMENT AREA  
646 SQ. FT - 60 SQ. M

LIVING/DINING  
17ft 6in x 12ft

KITCHEN  
9ft 8in x 8ft 7in

BEDROOM  
17ft 6in x 12ft

EN SUITE/SHOWER  
17ft 6in x 12ft

# TWO BEDROOM APARTMENT 18



APARTMENT AREA  
883 SQ. FT - 82 SQ. M

LIVING/DINING  
17ft 6in x 11ft 9in

KITCHEN  
10ft 8in x 8ft 7in

BEDROOM 1  
17ft 6in x 11ft 3in

BEDROOM 2  
17ft 6in x 9ft 9in

EN SUITE/BATHROOM  
8ft 2in x 7ft 7in



## THREE BEDROOM APARTMENT 24



### APARTMENT AREA

1,173 SQ. FT - 109 SQ. M

#### LIVING/KITCHEN/DINING

14ft 11in x 24ft 6in

#### BEDROOM 1

13ft 6in x 10ft 2in

#### BEDROOM 2

10ft 7in x 12ft 7in

#### BEDROOM 3

6ft 9in x 11ft 7in

#### SHOWER

7ft 10in x 7ft 7in

## TWO BEDROOM COTTAGE 1



### COTTAGE AREA

1,335 SQ. FT - 124 SQ. M

#### LIVING/KITCHEN/DINING

27ft 1in x 20ft 2in

#### BEDROOM 1

9ft 6in x 13ft 6in

#### BEDROOM 2

13ft 10in x 10ft 4in

#### EN SUITE/BATHROOM

7ft 10in x 7ft 7in

#### SHOWER ROOM

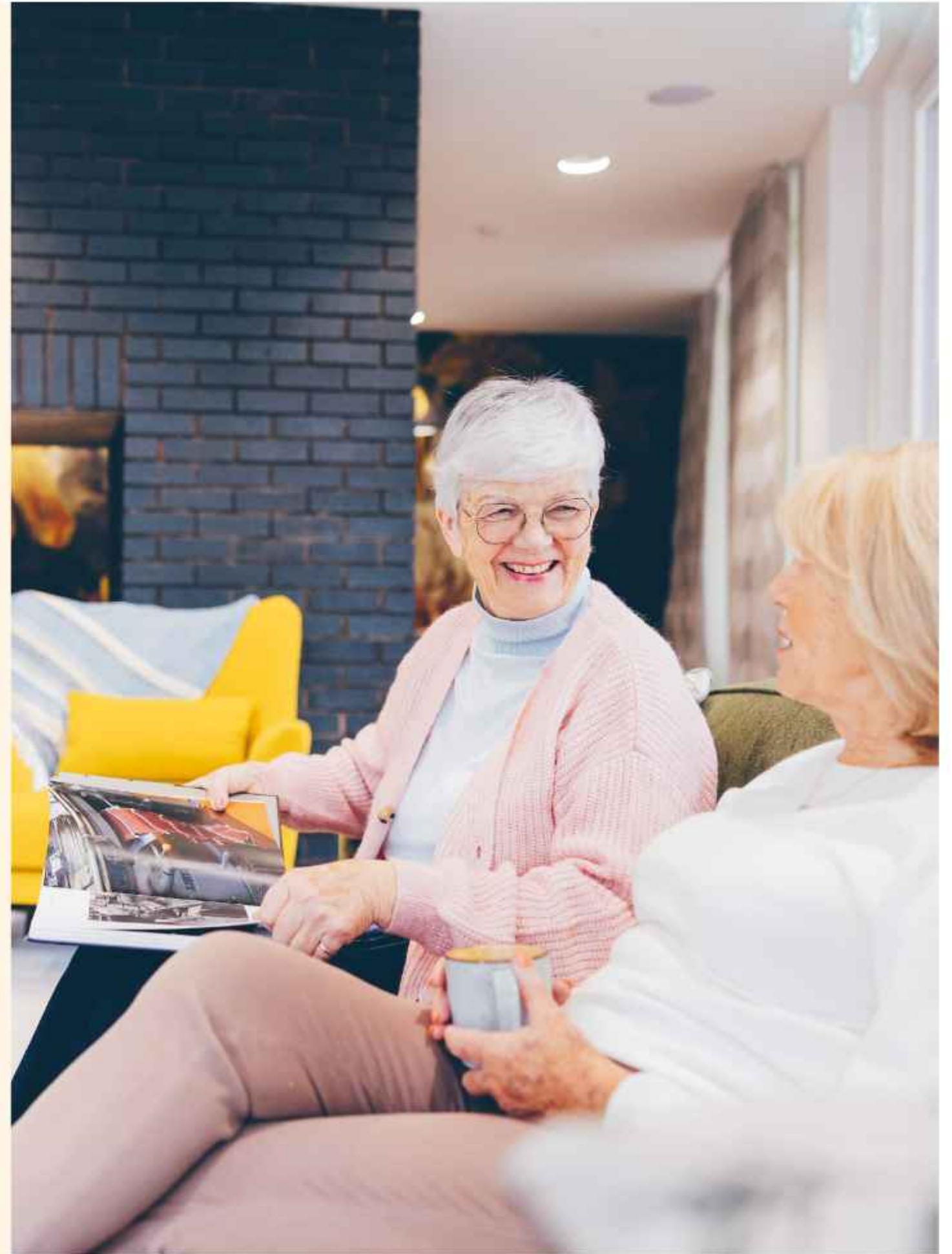
9ft 6in x 7ft 10in



IMPERIAL GARDENS  
THE PROMENADE  
MICHELIN FINE DINING  
SPA EXPERIENCES  
ANNUAL ARTS FESTIVALS  
HEL TENHAM RACECOURS  
INDEPENDENT RETAIL  
REGENCY ARCHITECTURE  
BREATHTAKING TRAILS  
AL FRESCO AFTERNOONS



## SHARING MOMENTS





We recognise wellbeing goes much further than a trip to the spa or going to the gym, it's about enjoying good company in a welcoming, convivial environment.

As well as its superb living spaces, life at Latheram House also offers access to outdoor spaces including a central courtyard complete with a tranquil pond and gardens.



Beyond the sanctuary of your own home is a range of shared amenities creating opportunities to make strong bonds.

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





# FACILITIES

## Shared spaces

- Communal lounge with kitchen

## Outside space

- Communal landscaped garden
- Apartments: Terraces or balconies

## Parking

- 40 car parking spaces available on annual permit basis

## Buggy store

- Mobility scooter store and charging station

## Guest suite

- Bookable at £60 per night

## Safety & Security

- Tunstall careline monitoring system and alarms

## Accessibility

- Lift to all floors

## Staffing

- Lifehost 5 days per week

## Warranty provider

- Premier Guarantee

## Lease length

- 999 years from 1 January 2017

## No exit fees







## SERVICES

### Service charge includes

- The provision of on site staff including all associated salary costs
- Maintenance of the building structure and internal plumbing and electrics (excluding inside apartments)
- Cyclical maintenance of and future replacement of all equipment in shared areas
- All building insurance
- Maintenance, cleaning and utilities of all shared spaces including but not limited to; lounge, hallways, office, guest suite car park
- Exterior window cleaning where access allows plus internal and external for all shared spaces
- Garden maintenance and landscaping
- The Lifehost will organise events and activities for customers. On occasion, a small contribution may be required
- Water and sewerage

### Privately arranged costs

- Television licence and provider
- Telephone/Broadband
- Council Tax
- Electricity
- Contents Insurance







## FREQUENTLY ASKED QUESTIONS

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### **What is a heat interface unit (HIU)?**

A heat interface unit (HIU) transfers the heat from the community heating network into the apartments central heating system. It makes heat available instantly, whenever it's required you simply set the thermostat and heating programmer, as you would with a traditional boiler.

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### **Does the service charge have to be paid if my apartment becomes vacant?**

Yes. It is important that the service charge continues to be paid to maintain services across the development.

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### **Who manages the building?**

The community will be in safe hands with our dedicated Lifehost who will be there to assist homeowners and tenants between Monday and Friday. We'll also have Building and Communities Manager who will support when required.

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### **What happens when the property is sold, is there a charge or exit fee?**

We don't charge for exit fees if you choose to eventually sell your property. Our internal Resales team can assist with the sale or you can use a local Estate Agent; both of which will charge the usual Agents' selling fee.

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### **Do you allow pets?**

Yes, our community is pet friendly and if you're moving in with a pet, we'll ask you to sign our pet policy agreement to ensure we're considerate of all homeowners and tenants.

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### **Can my visitors use the communal lounge?**

Of course, we look forward to our homeowners and tenants spending time with their family and friends in the communal spaces.



# Our assurance to you

## THE PEGASUS PROMISE

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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 Lifehosts work to ensure the support provided is always tailored to owners' needs.

## CONTACT

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

01242 312 198  
[Pegasushomes.co.uk/latherham-house](http://Pegasushomes.co.uk/latherham-house)

Latheram House  
Clarence Street, Cheltenham  
Gloucestershire GL50 3PL

Latherham House is available exclusively to those enjoying life over sixty.

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 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.



