



**PEGASUS
COBHAM BOWERS**



Juxtapose the beauty of nature with the elegance of design



These spacious, stylish homes, designed by award-winning Coffey Architects, are set in a tranquil and leafy idyll just a short stroll from Cobham town centre.





Step through the wide doors into the central pavilion, which is the social heart of Cobham Bowers. Here, our dedicated team will greet you with a warm welcome, helping you with queries and requirements – before you wander through to explore the lovely indoor and outdoor shared spaces, where neighbours, friends and family gather to relax, mingle and enjoy time together.

Cobham Bowers resides in leafy surroundings just a ten-minute stroll from Cobham's thriving high street.





Here, you will find superb shopping at a wealth of independent boutiques, as well as top-drawer culinary experiences at restaurants including The Ivy, and charming pubs set on the picturesque River Mole.





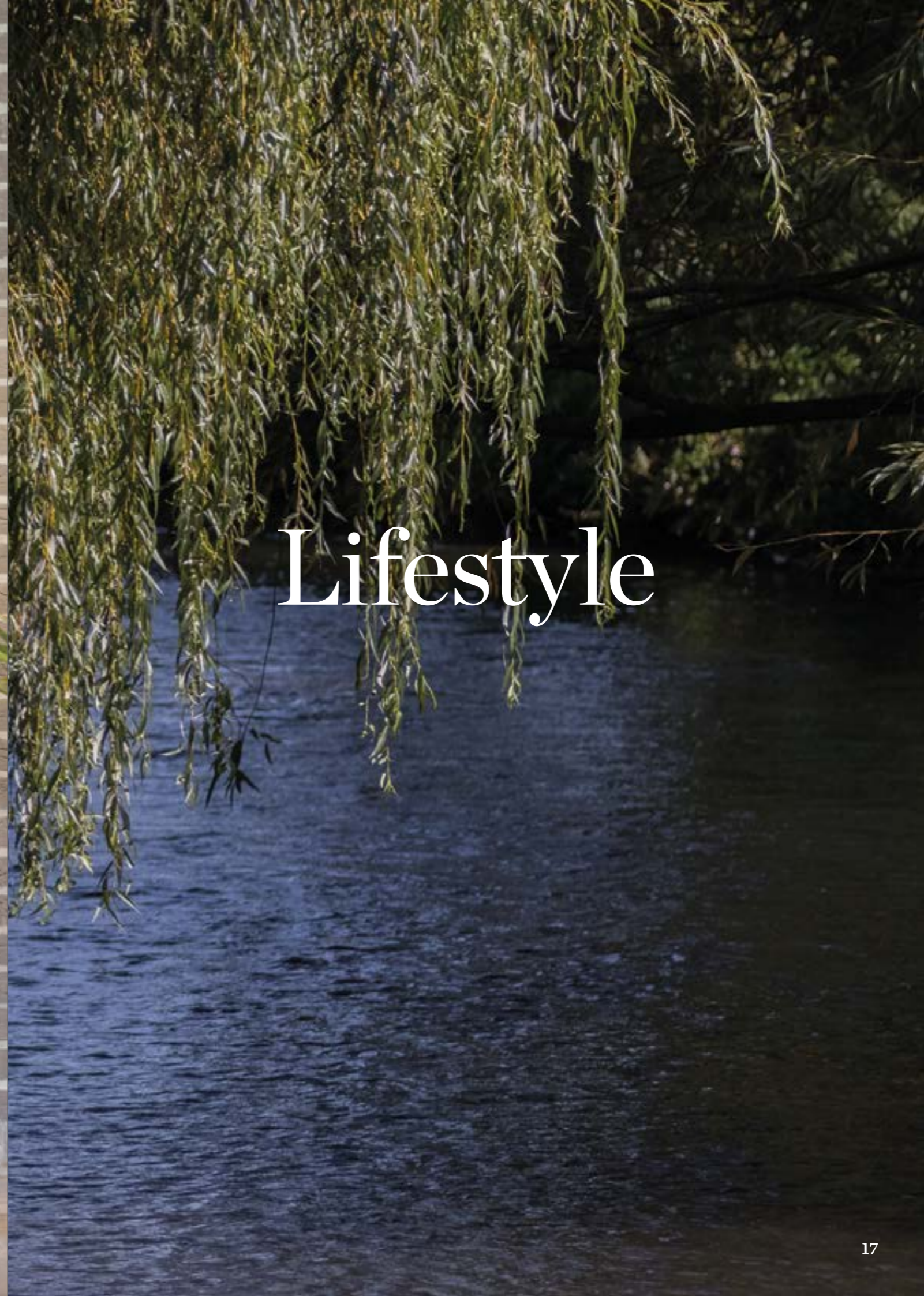
Nearby Painshill Park features an 18th-century landscaped garden with follies, grottoes, waterwheel and a vineyard to explore.



When you feel like stretching your legs, Cobham Bowers gives you a sporting chance at the neighbouring recreation ground and local tennis and bowls clubs.

And when the lure of the big city calls you, London is a quick 40-minute train ride from Cobham & Stoke D'Abernon station.





Lifestyle



Comfort and sanctuary



Come in and feel instantly refreshed by Cobham Bowers' sanctuary-like atmosphere. The 53 apartments are luxurious, stylish and contemporary, many with their own private outdoor spaces and designed to make the most of the views. Top-storey apartments feature high ceilings, while some of the two-bedroom apartments offer the space and flexibility to make a third bedroom.

Sociability and Fitness



Created with sociability at its heart, and featuring its own yoga and exercise space, Cobham Bowers will nurture the happiness and well-being of those who live here. At every turn you will find opportunities to create positive new connections and the chance to deepen friendships. The team will enthusiastically support you, helping everyone to make the most of life at Cobham Bowers.



Discover all of your favourite amenities on your doorstep.

SERVICES AND AMENITIES



- Cobham Village 8 mins
- Cobham Pharmacy 8 mins
- Cobham Day Surgery 8 mins
- Waitrose 9 mins
- Sainsbury's 10 mins
- Post Office 11 mins

LEISURE

- Cobham Bowling Club 2 mins
- Painshill Park 4 mins
- Coppa Club 9 mins
- The Wine Reserve 9 mins
- The Ivy 13 mins
- Cobham Mill 15 mins
- Cobham Tennis Club 21 mins

Travel times are approximate and are taken from google.com/maps



Secret Garden



Cobham at a glance

Outdoor spaces

Wander tree-lined paths in painshill park and picnic on the banks of the lazy river mole.

The Wine Reserve

This celebrated local wine merchant offers only the best award-winning wines, hand-picked and road-tested for quality.

Cobham Tennis Club

A small and friendly tennis club with three courts, coaching, competitions and social events.

Cobham Village

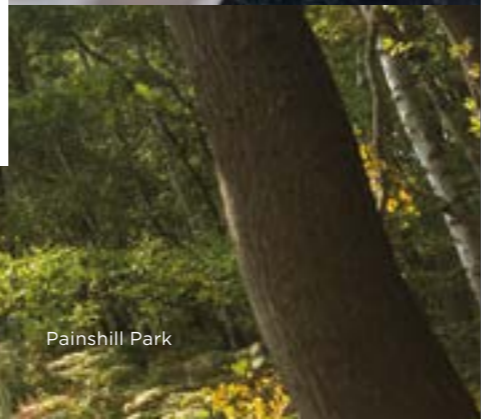
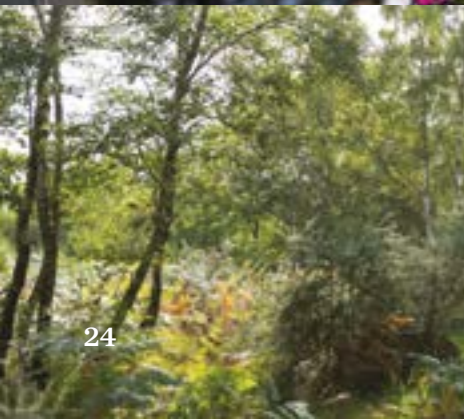
A wealth of independent boutiques and high-end stores, cafés, restaurants and bars make cobham a bustling and lively place to live.

The Ivy

Hardly needing an introduction, The Ivy Brasserie offers a seasonal menu of British and international dishes in salubrious surroundings.

Coppa Club

This spot in town is perfect for a quick catch up over cocktails, long lunch or a more celebratory affair in one of the magical private dining igloos.



The landscape design was influenced by the picturesque gardens of the nearby historic Painshill Park. Overlooked by the studio, the garden creates a lovely backdrop for your morning meditations.



Facilities



Stretch Studio

When you want to take a moment to relax and unwind, head to the studio for a morning stretch, join in one of the yoga/mediation classes available or you can invite your own instructor and book the space out for your private fitness and strength class, helping you to achieve optimal fitness and wellbeing.



The Pavilion

The Pavilion, a light and spacious area designed for chatting with friends, catching up on emails or relaxing with a good book.

At reception, the team are available to sign for parcels, manage the guest suite bookings and deal with any queries you may have. Our Staff have expert knowledge of Cobham and all it has to offer.

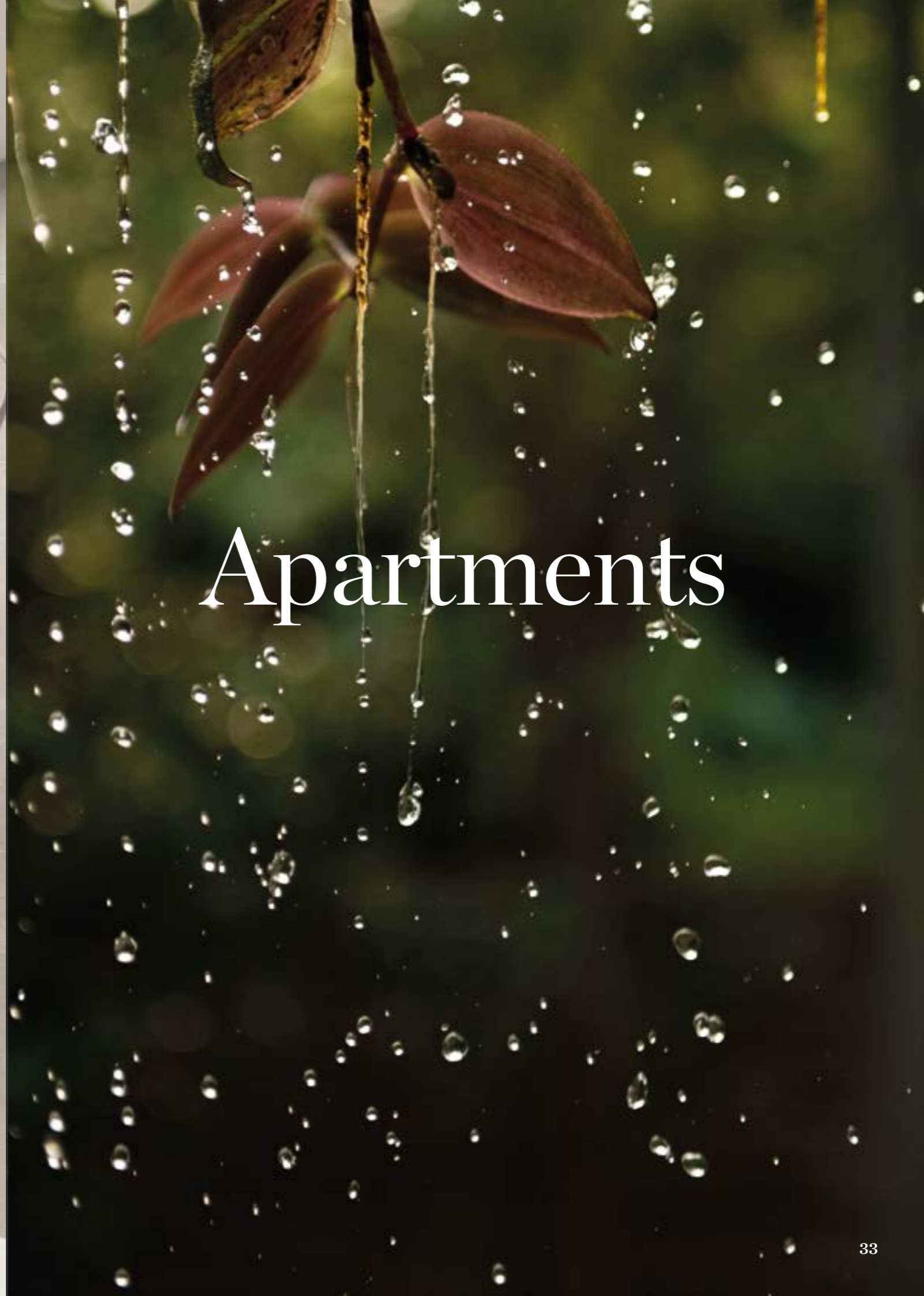
Courtyard Garden

The beautifully landscaped communal garden is the perfect place to gather with friends. Wander out onto the terrace to enjoy a drink and conversation, or find a tranquil spot to relax and unwind. When the weather turns, take the party indoors into the luxurious shared bar and lounge.



Guest Suite

With so much to see and do in Cobham, your visiting friends or family may wish to stay overnight. Speak to our staff at reception if you'd like to book the suite. The guest suite comprises comfortable sleeping arrangements and an en-suite.



Apartments

Living Rooms

The open-plan living areas in each apartment have been designed to maximise the living space and natural light. Most apartments have balconies with beautiful scenic views. Larger apartments include space for a third bedroom or study area.



Kitchens

The spacious, contemporary ROK kitchens are fitted with large silestone quartz 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 allowing you to bring the outside in. 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 ceramic wall and floortiles and discreet security and safety features.





Specification



Kitchen

- Custom designed fully fitted ROK range kitchen with a mix of floor and wall hung cabinets in Pebble Grey
- Silestone quartz worktops and full height splashback
- Abode single mixer tap with stainless steel undermount sink
- Neff ceramic 4-ring hob
- Neff stainless steel oven with 'slide and hide' door
- Neff stainless steel microwave
- Neff integrated dishwasher
- Neff freestanding washer dryer
- Neff integrated fridge freezer
- Integrated bins for recycling and waste
- Oak wood extendable cutlery tray in drawer
- Base pull out corner shelves (where possible)
- LED strip lights underside of wall units
- Tau gunmetal kitchen handles

Bathroom

- Full height porcelain Saloni ceramic wall and floor tiling in a Natural finish
- Sottini ceramic white wall mounted wash basin
- Ideal Standard raised height toilet with soft close seat and cover
- Bette rectangular steel bath with anti-slip base with grip handles
- Roman glass fixed bath screen
- Crosswater rectangular stone resin shower tray
- Vado chrome brassware - mixer tap, shower head, handset hose, shower thermostatic valve
- Chrome heated tower rail
- Keuco chrome grab bar (installed upon request)
- Recessed ceiling downlights and strip lighting
- Silestone vanity shelf
- Shaver socket inside joinery cabinet above toilet basin
- Mechanical extract ventilation
- Emergency call button





Interior finishes

- Luxury Parador Trendtime Oak
- Loft White laminate flooring throughout
- Tufted twist Victoria carpets throughout bedrooms
- Built in wardrobes to all principal bedrooms with hanging rail, shelf and automatic light
- Double glazed floor to ceiling
- Ideal Combi windows
- Satin stainless steel ironmongery
- Full height internal doors
- 2.5m high ceilings throughout the apartment



Electricals

- Directional downlights throughout
- Pendant light in living room and dining area
- White 5 Amp single sockets (some with USB ports) and light switches
- Lighting to utility and storage cupboards
- TV (Freeview, Terrestrial, Sky, Freesat, FM points) to principal bedroom and living room
- Fibre optic broadband
- Telephone datapoints in living rooms and bedrooms

Residents amenities

- Communal bar and lounge
- Stretch studio with equipment
- Landscaped wall garden
- Guest suite

Security

- IP room unit for internal calls and door entry
- Tunstall call centre for out of hours
- Smoke detectors / fire alarms ring in every apartment
- Sprinkler system fitted to each apartment
- Multi-point locking doors and spy hole
- Fob entry to development and communal areas
- Each resident provided with safety pendant

Car Parking

- On-site parking (some with electric car points)

Heating and cooling

- All heating supplied by communal gas boilers and distributed by individual heating interface units (HIUs). Heating can be controlled in each room of the apartment.
- Floor and wall mounted radiators
- Mechanical ventilation throughout the apartment

Peace of mind

- 999 year lease
- All apartments benefit from a 10 year Premier Guarantee building warranty





Floorplans



Site Map

- L** LIFTS
- A The Pavilion / Stretch Studio
- B Reception
- C Guest Suite
- D Courtyard Garden



House Types

- TYPE A
- TYPE B
- TYPE C
- TYPE D
- TYPE E

Type A

ONE BEDROOM First Floor

Apartment 37

FLOORPLAN

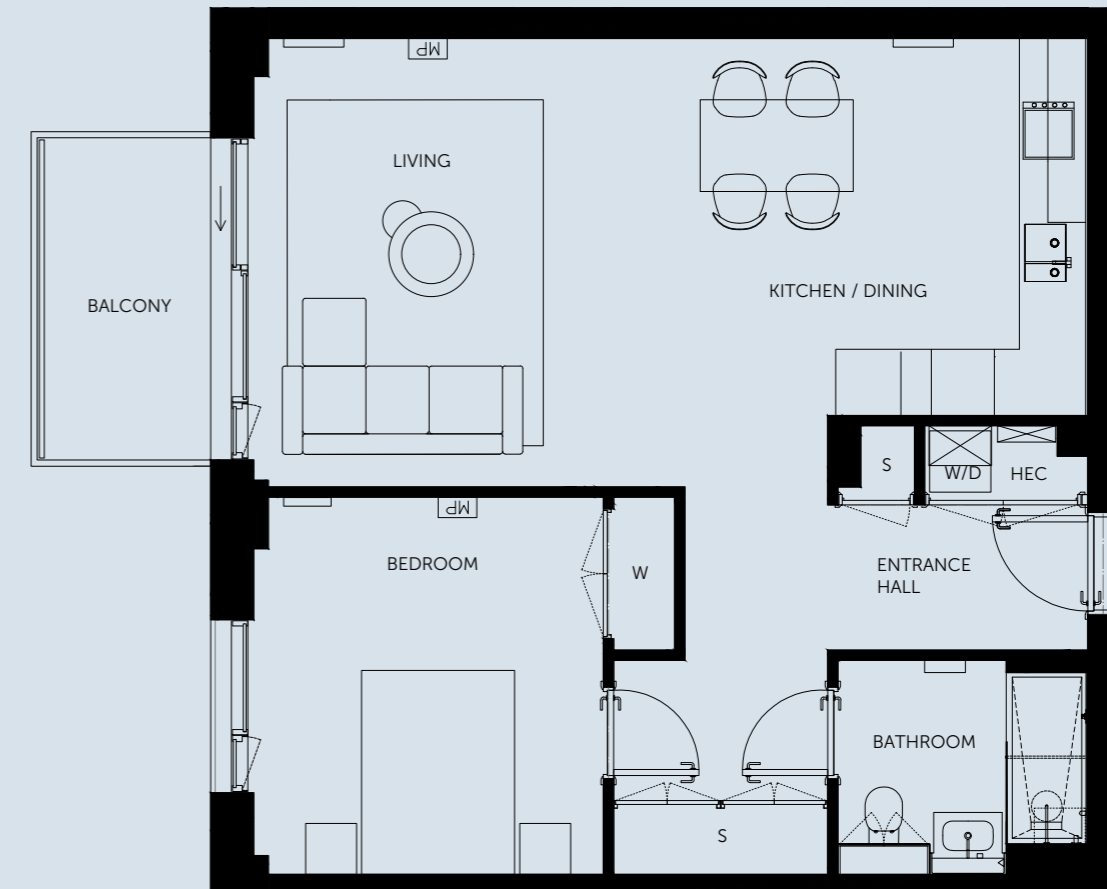
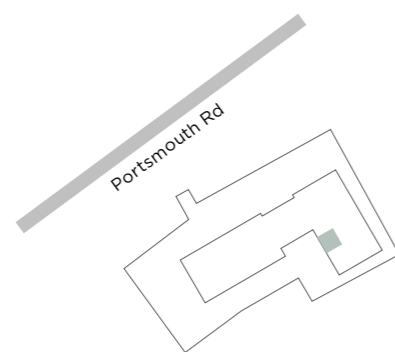
DIMENSIONS

Total area	720 sq ft - 66 sq m
Kitchen / Dining	3697 x 4705
Living	4397 x 3475
Bedroom	3700 x 3430
Bathroom	2100 x 2450
Entrance Hall	1425 x 3950
Balcony	3280 x 1760

APARTMENTS

	East Wing	West Wing
Ground Floor	-	01, 04, 05, 06
First Floor	37	09, 12
Second Floor	45	17, 20
Third Floor	53	-

LOCATION



Floor plans are for illustrative purposes only. Room measurements are taken from the floor plans and are to be used as a guide only.



Type B

TWO BEDROOM Second Floor

Apartment 21

FLOORPLAN

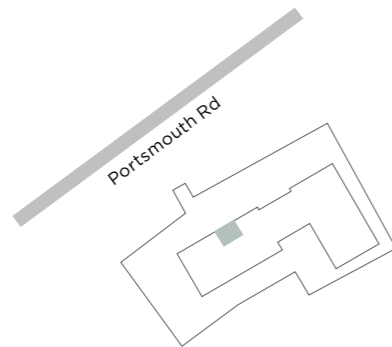
DIMENSIONS

Total area	917 sq ft - 85 sq m
Kitchen / Dining	3740 x 4550
Living	4265 x 36309
Master Bedroom	3000 x 5630
Bedroom	2975 x 4130
Bathroom	2100 x 2450
Ensuite	2100 x 2450
Entrance Hall	1425 x 3950
Balcony	3280 x 1760

APARTMENTS

	East Wing	West Wing
Ground Floor	29, 33	07
First Floor	34, 38*, 41	13, 16
Second Floor	42, 46*, 49	21, 24
Third Floor	50	25, 28

LOCATION



*Apartment does not have a balcony



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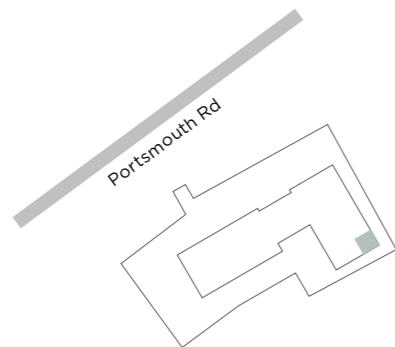
DIMENSIONS

Total area	968 sq ft - 90 sq m
Kitchen / Dining	4120 x 4560
Living	3285 x 4262
Master Bedroom	4330 x 3150
Bedroom	3000 x 4560
Bathroom	2100 x 2450
Ensuite	2100 x 1400
Balcony	3280 x 1760

APARTMENTS

	East Wing	West Wing
Ground Floor	30	-
First Floor	35	-
Second Floor	43	-
Third Floor	51	-

LOCATION



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Type D

TWO BEDROOM Ground Floor

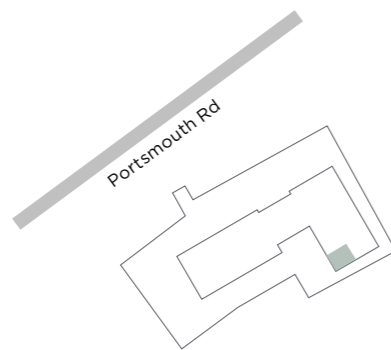
DIMENSIONS

Total area	987 sq ft - 91 sq m
Kitchen / Dining	3780 x 3950
Living	4305 x 4085
Master Bedroom	3000 x 4575
Bedroom	3000 x 4135
Bathroom	2100 x 2450
Ensuite	2100 x 1400
Garden	24.4 sq m

APARTMENTS

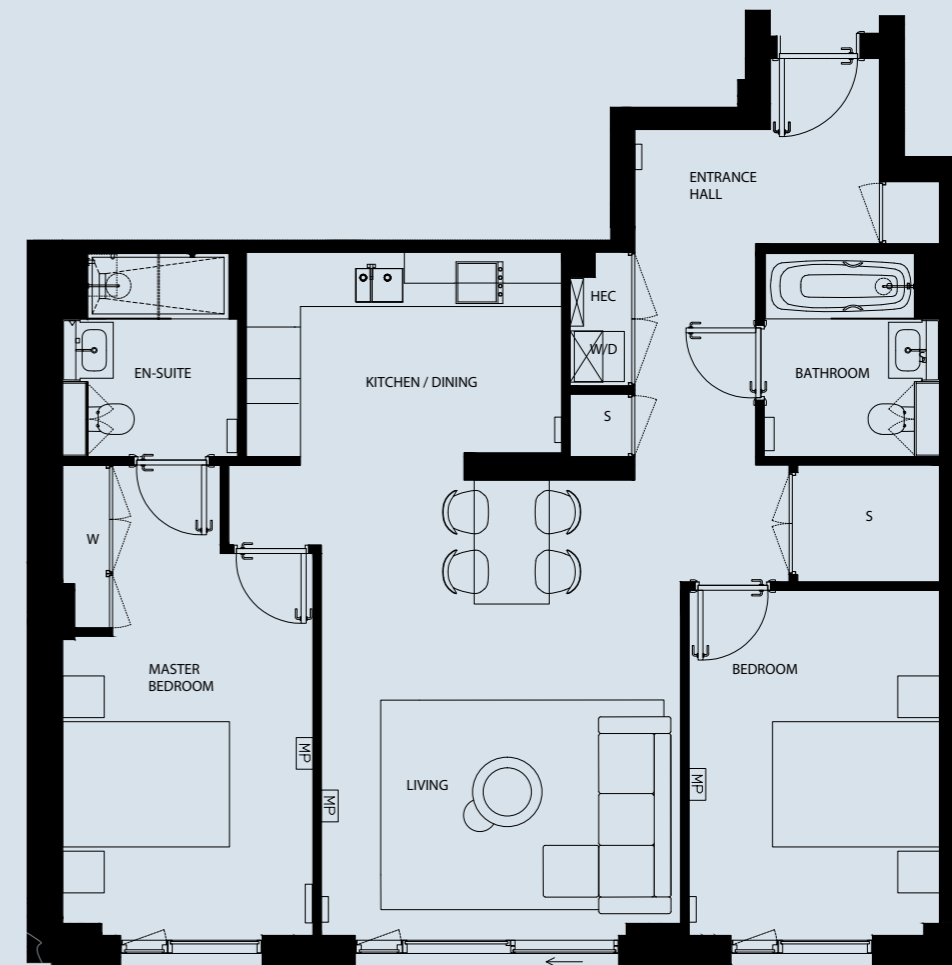
	East Wing	West Wing
Ground Floor	31	-

LOCATION



Apartment 31

FLOORPLAN



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Type E

TWO BEDROOM Ground Floor

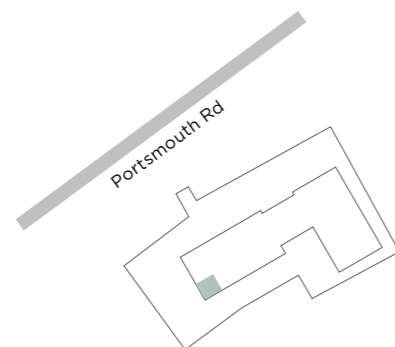
DIMENSIONS

Total area	1164 sq ft - 108 sq m
Kitchen / Dining	3375 x 4810
Living	3730 x 7005
Master Bedroom	3300 x 5630
Bedroom	4555 x 3400
Bathroom	2450 x 2100
Ensuite	2100 x 2450
Garden	123 sq m

APARTMENTS

	East Wing	West Wing
Ground Floor	32	02, 03
First Floor	36, 39, 40	10, 11, 14, 15*
Second Floor	44, 47, 48	18, 19, 22, 23
Third Floor	52	26, 27

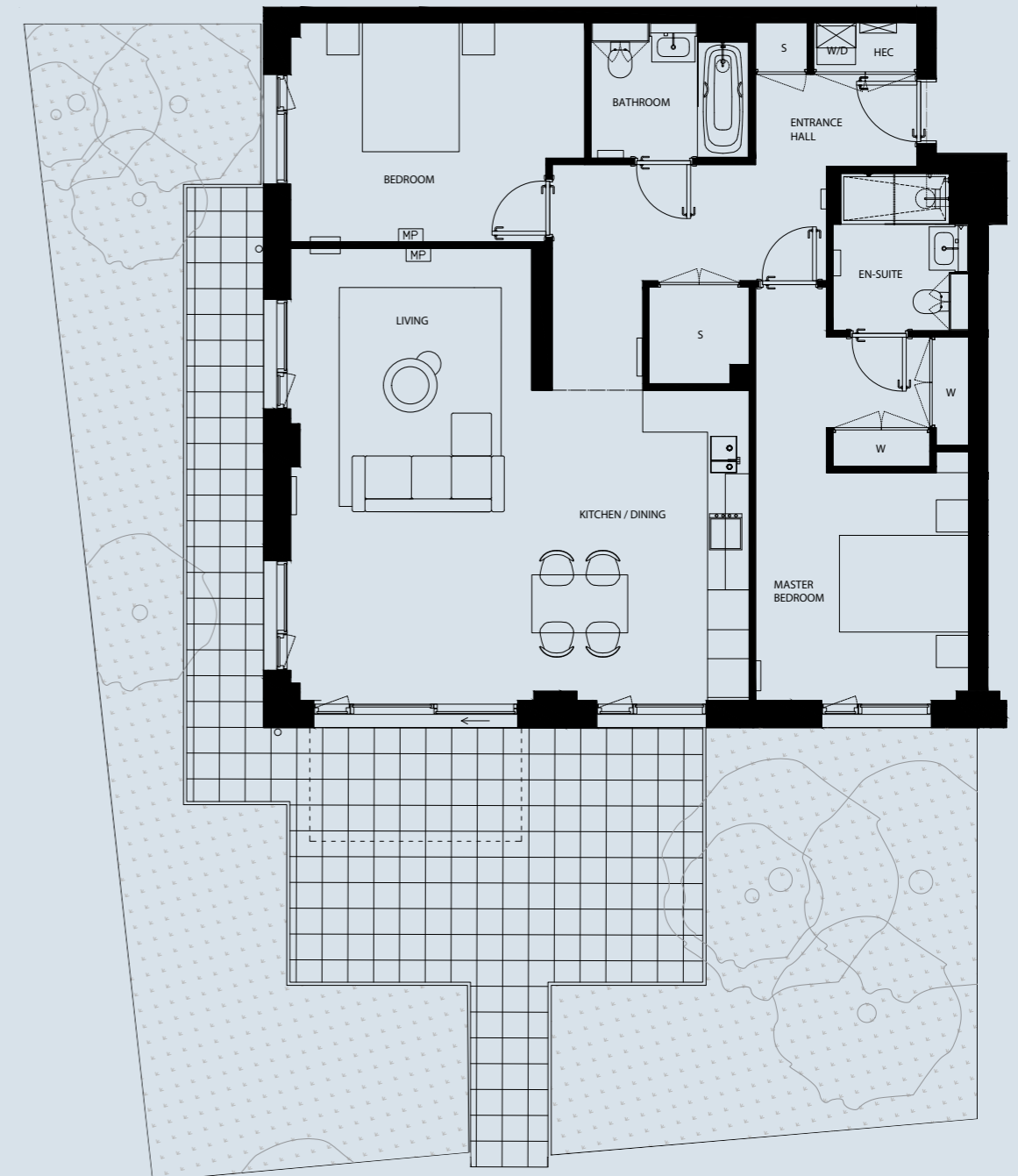
LOCATION



*Apartment does not have a balcony

Apartment 2

FLOORPLAN



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

CONTACT

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

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Cobham Bowers 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.



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Part of **Lifestory**