



PEMBERLEY PLACE

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BATH

Welcome to Pemberley Place



Pemberley Place offers 72 modern, stylish one- and two-bedroom shared ownership and rented apartments at the heart of a beautiful community set among a historic countryside overlooking the elegance of Georgian Bath.

Pemberley Place blends locally quarried stone with smart, contemporary materials, finishes and features to create secure and energy-efficient homes that offer all the comfort and amenities you need, plus flexibility and reassurance for later life.

It's housing for the over-55s, redesigned and somewhere you will be proud to call home.



Quality as standard



CRAFTSMANSHIP

Each interior has been created with pride, and every detail has been carefully thought out. As standard, our apartments feature solid-core veneered doors and UPVC windows with design elements included to help manage air-flow, even when they are closed.



OPEN-PLAN LIVING

Every apartment has been designed for enjoying life. With an open-plan living and dining space, you can comfortably entertain friends and family, or simply relax in your own spacious environment.

THE KITCHEN

The kitchens are bright and airy and come fitted with appliances designed to make life easier.

*Please check property specification for rented or shared ownership apartments.

BATHROOM & EN-SUITE

When it comes to bathrooms, we've combined style and substance to create elegant spaces. With crisp white sanitary ware, level-access showers and anti-slip flooring, your new bathroom is designed with later life in mind.



24/7 SUPPORT

Every apartment and all communal areas are equipped with Anchor On Call. You can rest assured that there is always someone on-call to help in case of an emergency.

We understand that maintaining your independence is important and ensure that the support our Anchor On Call system provides is discreet, while providing peace of mind for you and your family.

NIGHT TIME REASSURANCE SERVICE

To offer you the extra peace of mind and security that you deserve, a night time reassurance service will be provided for advice, help or emergencies which will be arranged by an external agency that is CQC regulated.

NO MORE MAINTENANCE

When living at Pemberley Place, all residents are required to pay a contribution towards the running costs of the facilities, support services and maintenance of the building and grounds. You may find you are currently putting off many general home maintenance tasks as they are too difficult to complete, or you may be paying a premium for someone else to complete them for you. At Pemberley Place, in most cases these tasks are taken care of and covered by the service charge. For full details about the service charge, please ask our Senior Consultant to provide you with our Key Facts document.





At a glance

- Elegant, uniquely designed kitchens and bathrooms
- Individually controlled underfloor heating
- Flat and level access throughout
- Outside space in the form of a patio or balcony
- Award-winning Anchor on Call pull-cord system.
- Spacious guest suite for friends and family
- Manicured gardens
- Two central lifts
- 24/7 security with cameras covering all external access points
- Private parking with electric charging points



Sustainability



There are a number of sustainability features throughout Pemberley Place, which include low energy LED lighting, efficient underfloor heating and internal walls designed to increase insulation.



Rightsizing



Moving from a family home can be daunting but rightsizing to a purpose-built apartment can have a range of advantages.

If you no longer need the space, rightsizing means you can release capital and have more money to enjoy living in later life. Added to this, it's a great way to reduce utility bills, council tax and the cost of maintaining a larger property.

Perhaps most importantly, moving and becoming part of a community offers more opportunities to make friends, socialise and have the peace of mind that help is there when you need it.





More than just an apartment

- Café
- Hair Salon
- Assisted Bathing Facility
- Communal Lounge
- Guest Suite
- Landscaped Gardens
- Sensory Garden
- Wellbeing Services



Location, location, location



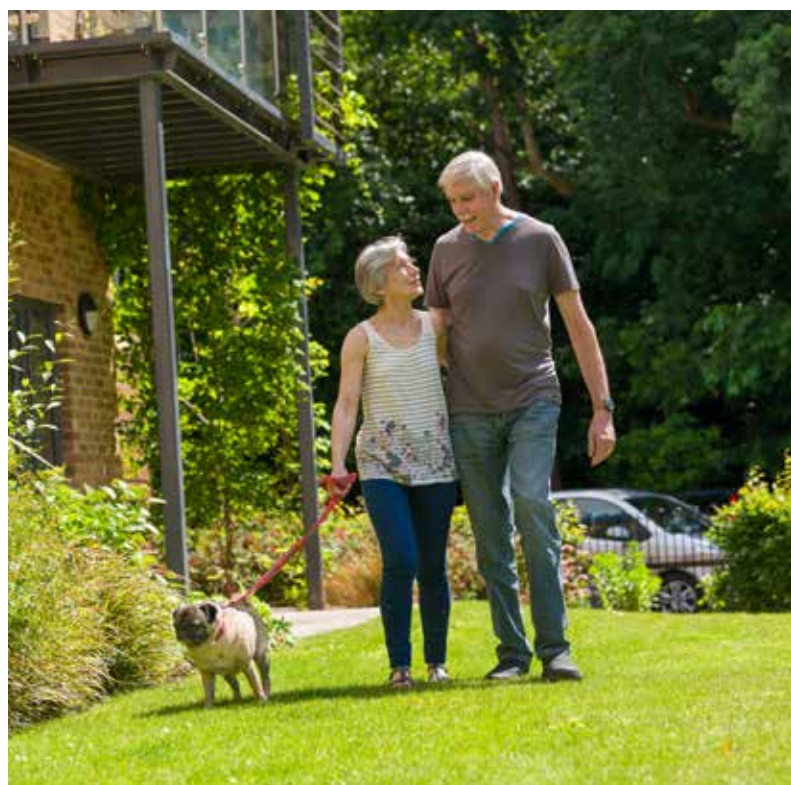
Pemberley Place anchors the new community of Ensleigh, acting as the focal point and hub for a diverse, confident and thriving neighbourhood. Surrounded by countryside criss-crossed with stone walls, the area takes its name from the 'sleight' or summer sheep pasture, for which it was used from Saxon times until the early 20th century.

The building's striking, glazed tower entrance and welcoming foyer are an homage to novelist, art collector and traveller William Beckford's famous Italianate Tower which is just across the road. Built in 1823 as the centrepiece of a continuous mile-long private retreat with gardens, plantations and rustic seats overlooking the Avon Valley, Beckford proclaimed it "the finest prospect in Europe." And now this panorama is yours to appreciate every day.

PERFECT LOCATION

Be part of this exciting new neighbourhood in Lansdown, north of Bath city centre. It's the perfect location to make the most of existing connections and enjoy meeting new neighbours and friends.

See and feel the inspiration from Jane Austen's 1813 novel *Pride and Prejudice* and the local landscape. The development, apartments, parades and terraces all take their names from famous characters and places (such as Fitzwilliam Darcy's country estate, Pemberley) or local landmarks like William Beckford's tower and ornamental gardens nearby.



LOCAL ATTRACTIONS

The World Heritage City of Bath has an amazing array of history and culture. It's all nearby – waiting for you to experience and enjoy.

Britain's only natural thermal hot springs have made Bath a wellbeing destination for over two thousand years. The city's waters are still a big draw - at the ancient Roman Baths and the modern Thermae Bath Spa.

Local bus services take you straight into the compact, visitor-friendly centre in less than 20 minutes. It's overflowing with places to eat and drink, shops, museums, theatres and galleries.

18th century architecture from Jane Austen's era is just a short journey from Pemberley Place including the iconic Royal and Lansdown Crescents.

PLACES OF INTEREST

The Hare and Hounds is just a short distance along the main road. This is the start and finish point for lots of lovely walks through the beautiful, hillside scenery to the west of Lansdown.

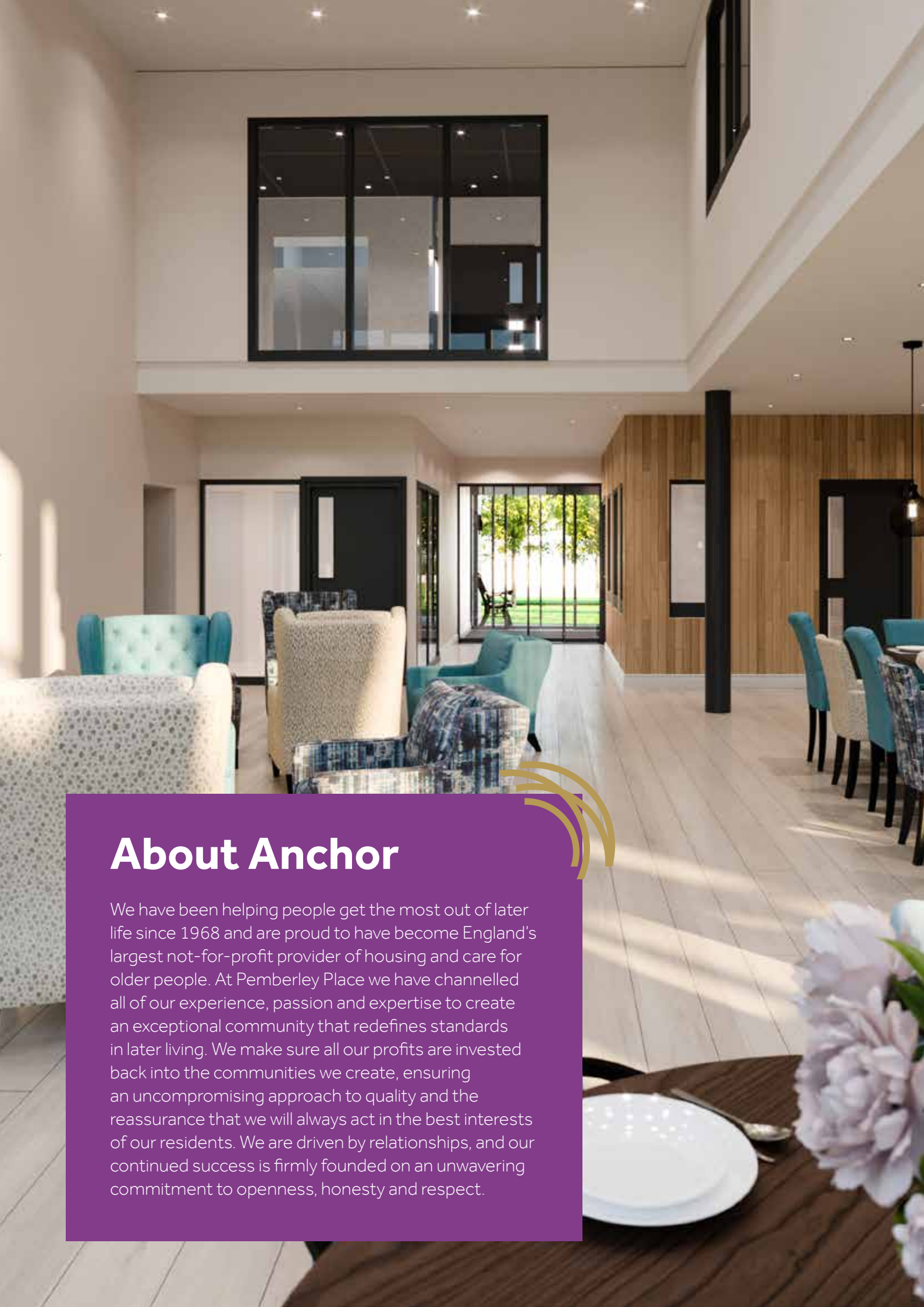
Kennet and Avon Canal; one of Britain's most popular routes for cycling, walking and canoeing.

The Lansdown Park and Ride bus service gives regular access to the city centre. Bath Spa station serves the whole South West region, and will take you to London Paddington in just 90 minutes.

Bath Racecourse, Lansdown Golf Club, two rugby clubs and squash, tennis and croquet all just minutes away.

The rolling hills and beautiful countryside surrounding Bath also provide lots of outdoor opportunities, including Stonehenge, Avebury, Longleat Safari Park and several National Trust properties.

Bath's excellent road and rail connections will take you further out into unspoilt, rural Somerset and Wiltshire, or straight to lots of buzzing city destinations.



About Anchor

We have been helping people get the most out of later life since 1968 and are proud to have become England's largest not-for-profit provider of housing and care for older people. At Pemberley Place we have channelled all of our experience, passion and expertise to create an exceptional community that redefines standards in later living. We make sure all our profits are invested back into the communities we create, ensuring an uncompromising approach to quality and the reassurance that we will always act in the best interests of our residents. We are driven by relationships, and our continued success is firmly founded on an unwavering commitment to openness, honesty and respect.

SHARED OWNERSHIP

What is Shared Ownership?

Shared Ownership with Anchor is designed to give you flexibility when buying one of our new apartments without having to fund the entire value of the property. You would purchase a percentage of the property ranging between 25% - 90%, depending on the type of development and then pay rent on the remaining unpurchased percentage. This allows you to free up capital from your current home to enjoy later life to the full.

What percentage do I have to purchase?

The majority of our Shared Ownership properties are available at either 25% - 90% shares. Where possible, on a case by case basis, you may be able to purchase between 25% - 90%, depending on the type of development. We advise you speak to one of our Senior Sales Consultants to help you understand what works best for you.

How much is the rent?

The rent is set when you purchase your property and is reviewed annually in line with the Retail Price Index (RPI) plus 0.5%. In instances where we offer affordable shared ownership, certain benefits may cover some or all of your rent payments.

Am I the legal homeowner?

Yes. You have the same legal rights as any other leasehold property sale, you just own a percentage of the property.

Who owns the percentage that I don't?

Anchor retains ownership of the unsold portion of the property. Anchor is the freeholder of the development and becomes your landlord, issuing an identical term lease to the purchased part of your new home.

What happens if I want to sell my apartment?

Selling your home is a straightforward process. We have an in-house Resales team to support homeowners and their families when they come to resell their apartment. The team has a unique understanding of retirement living, enabling us to communicate all the benefits clearly to prospective purchasers. We may already have a waiting list of interested parties so, as part of your lease, we have four weeks to nominate someone looking for a home like yours.

Are there any other charges I need to be aware of?

Service Charge

This is payable by all residents and is a monthly charge to cover the ongoing costs of the development. Full details of what it covers can be found in our key facts document. Some elements may be covered by benefits that you receive.

Rent

You will be expected to pay rent on the share of the property you haven't purchased.

Deferred Sinking Fund

This is a sum paid when selling your property and is built up over time to meet the cost of major repairs and refurbishment works.

Typical household costs

You will be required to pay for utilities, internet, contents insurance, council tax etc.

Is there someone I can speak to about my current financial situation?

We always recommend that you should seek independent financial advice around affordability when thinking about making a purchase of this nature, to determine if living with Anchor is the right choice for you.

However, our Be Wise team are here to promote the financial wellbeing of our existing and potential residents. Our advisors can help ensure you get access to your maximum benefit entitlements, and give advice on things like energy costs. We also provide budgeting advice and can support you to access other local support services in your area. If you would like an illustration of what support might be available to you, our friendly team are available to provide confidential, free and impartial advice. Call us on **0800 023 2029** or email **bewise@anchor.org.uk** to see how we can help..

What if I run out of money?

We would always go through a financial suitability check to ensure that this purchase is the right one for you to begin with. If your circumstances change then you may become eligible for certain benefits which could cover the cost of rent/ service charge. Our Be Wise team are available to existing residents and would be happy to discuss your change in circumstances.

Example of how much it would cost you

Property market value	£400,000
Equity share purchased	50%
Payment at initial sale	£200,000
Monthly rental payment	£458



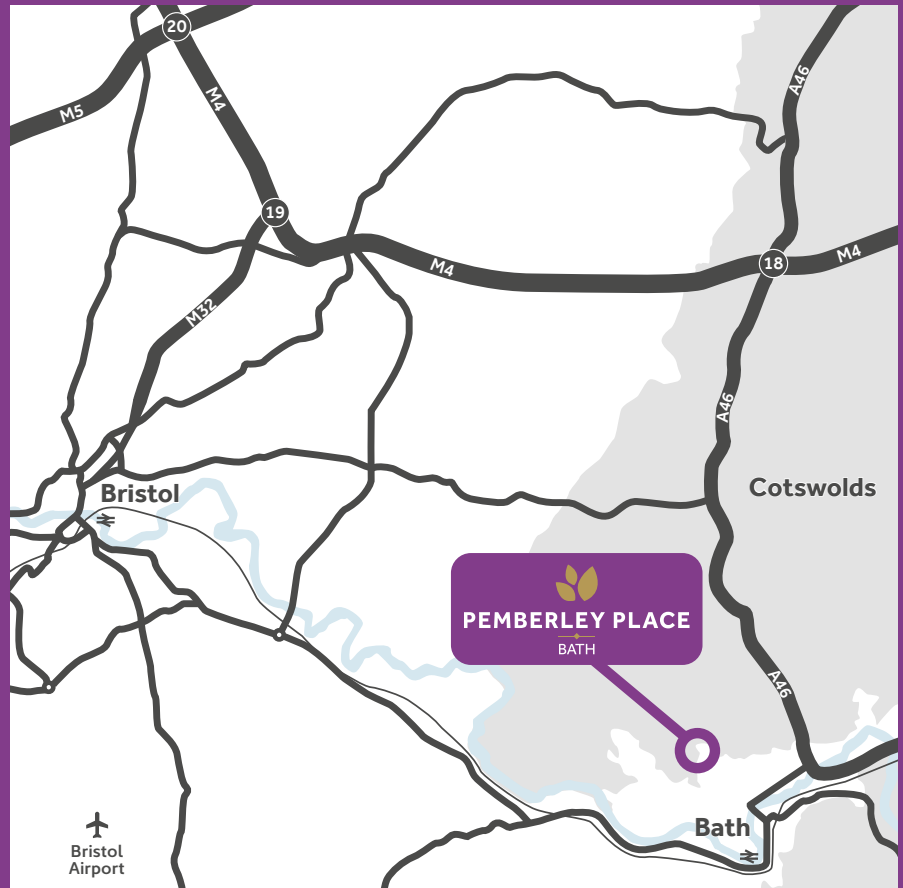
DIRECTIONS

From Bath

- Buses 31 (Lansdown Park and Ride) from Milsom Street or 620 from Bath bus station.
- Driving, riding or on foot from the city centre, take Broad Street northwards, which then becomes Lansdown Road. Beckford Drive and Pemberley Place are on the right, opposite Beckford's Tower.

From the M4

- From junction 18, take the A46 south towards Bath. At the Pennsylvania roundabout, turn right onto the A420 towards Bristol, then left into Freezinghill Lane. Follow this road towards the city as it becomes Lansdown Road.



VISIT US

To find out more about Pemberley Place please get in touch to book your visit.

Call: **0330 097 6442**

Email: **ppsales@anchor.org.uk**

Website: **PemberleyPlace.co.uk**

Pemberley Place, Beckford Drive, Lansdown, Bath, BA1 9DX

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