



# THE RIVUS

WANTAGE

LIVE EFFORTLESSLY



Discover The Rivus, an exceptional community of 50 beautifully crafted apartments exclusively for the over 55's, set within a charming town steeped in history and designed to provide a quality of life that exceeds expectations.

WITH COGNATUM  
  
**THE RIVUS**  
WANTAGE

A photograph of an elderly couple sitting outdoors, smiling and holding hands. The man is wearing a pink shirt and the woman is wearing a blue shirt. The woman is holding a glass of wine. The background is a bright, sunny outdoor setting with greenery.

## AN EFFORTLESS LIFESTYLE

Delivering an exceptional lifestyle quality, The Rivus and its beautiful craftsmanship welcomes you to luxury apartment living, conveniently located in a charming town rich in history and awash with natural beauty.

Discover an effortless lifestyle, where every day is a pleasure and every moment a treasure.

## LIFE AT THE RIVUS

Spectacular, airy 1, 2 & 3 bedroom apartments just moments away from amenities and countryside make the homes at The Rivus unique.

Located in the beautiful historic South Oxfordshire town of Wantage, The Rivus is an exceptional estate that redefines the possibilities of luxurious, low maintenance living.

Combining a sublimely quiet position within close proximity to the activities and amenities of the town, The Rivus has been designed with convenience in mind.

Whether you wish to sit quietly on your balcony and enjoy the serenity of the estate, relax in the Wellness Suite or explore further afield using a car from The Car Club, The Rivus provides an effortless life with its variety of amenities and services.







## RELAX AND UNWIND

Step inside The Retreat, a luxury health and lifestyle space, fully fitted with a yoga studio, infrared sauna and beauty treatment room – it's all yours, right on your doorstep to use as you please.

Here you can enjoy a range of wellness activities, from nutrition sessions and cookery demonstrations to exercise classes and lifestyle talks, all delivered by experienced health and lifestyle professionals. Weekly classes aim to help residents improve wellbeing, build community, develop relationships, and explore new hobbies.



## A SAFE HAVEN

At The Rivas, it's easy to make the most of life with peace of mind that you and your home are well taken care of. Whether you're popping out for some shopping, or sailing off on a relaxing cruise, the security of the estate means you can enjoy your time away, worry free.

The Rivas also offers a safe haven for family and friends and the spacious apartments and shared areas are designed to welcome the energy of grandchildren.

From family walks in the garden to snuggling up for a movie in your cosy living room, you're in the perfect place to create moments of joy with the ones you love.





## WHAT'S ON OFFER

With a wide range of services and conveniences, The Rivus offers a welcoming, comfortable life that benefits the health, relaxation and social lives of those who live here.

## THOUGHTFUL SERVICE

The Estate Manager is on hand and committed to ensuring the smooth running of the estate.

Regularly hailed by owners as one of the most significant and positive elements of Cognatum life, our Estate Managers not only welcome and assist new residents as they are settling in, but continue to be supportive in day-to-day life. Without intruding on residents' privacy, they are always on hand for advice or in an emergency.

## ONSITE FACILITIES

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'The Retreat' Wellness Suite

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The Rivus Car Club

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'The Hub', a communal socialising space

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Internal courtyard

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Roof terrace

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Guest suite

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Secure parcel store

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High-speed fibre broadband

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Tunstall telecare platform





## CAR-FREE CONVENIENCE

The Rivus affords residents a unique opportunity to enjoy a different lifestyle without the responsibilities of driving.

Within walking distance from the shops, restaurants, public transport, medical centres and local attractions of Wantage town centre, The Rivus caters perfectly for a lifestyle free from car ownership.

Enjoy a short stroll into town, an Estate Manager arranged taxi service, stress-free airport transfers and stylish travel to social events in a pre-arranged executive mini-bus. Convenient time slots can also be booked to have groceries delivered straight to your front door.



## EFFORTLESS TRAVEL

For those wishing to drive, take advantage of The Rivus Car Club, a free of charge membership. Being a member makes travelling a dream. Ideal for running quick errands, days out and shopping trips, the Car Club is the perfect solution for effortless travel without the every day hassles of car ownership.

With a selection of high-quality cars located onsite, the Car Club provides you with a reliable, low cost way to get to where you need to be.



## AT HOME IN WANTAGE

Located in the small historic market town in the Vale of White Horse, Wantage is a charming Oxfordshire Market Town and famed for being the birthplace of King Alfred the Great.

Surrounded by the incredible green vistas of the Berkshire Downs and a hotspot for walkers and cyclists alike, Wantage is the perfect base to explore the nearby villages and enjoy wonderful views of the countryside along the way.

An array of footpaths including the Ridgeway and Icknield Way lead to captivating places steeped in history, like the Millennium stones at Ardington and the unspoilt village of Lockinge.





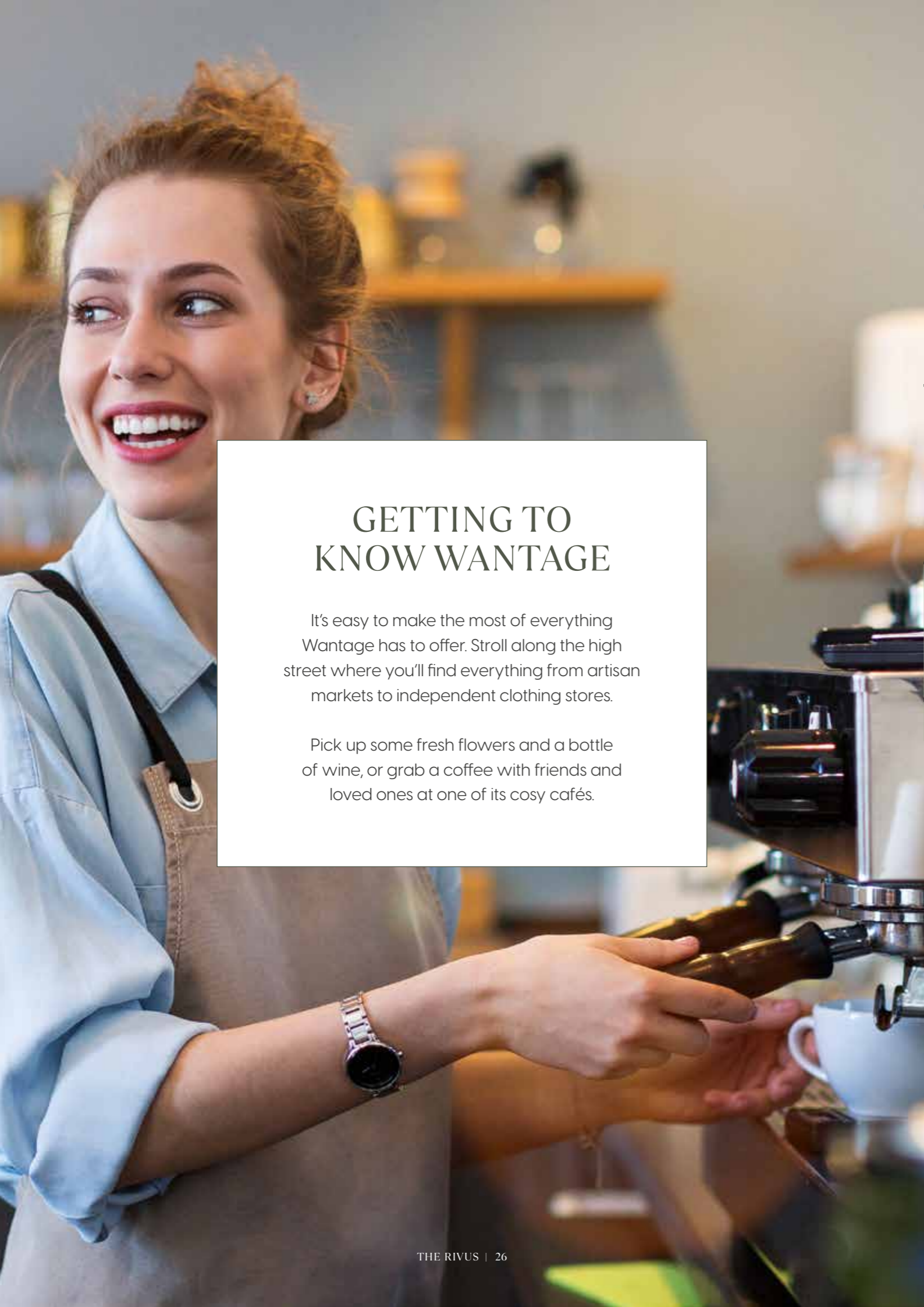
## SOMETHING FOR EVERYONE

Wantage is just moments away from the home comforts of The Rivus and is well served by a variety of quirky shops, cafés and restaurants.

Fine dining, home-made traditional pub meals, authentic curry and Mediterranean delights are among the delicious offerings to choose from when eating out in Wantage.

If it's shopping you're after, dotted around you'll find a good mix of independent shops and national brands. Whether it's a unique piece of jewellery, a new book or a good bottle of wine, Wantage town centre has many treasures to offer the curious shopper.

For the home cooks who delight in seasonal produce, the weekly markets offer a lovely range of fresh local produce.



## GETTING TO KNOW WANTAGE

It's easy to make the most of everything Wantage has to offer. Stroll along the high street where you'll find everything from artisan markets to independent clothing stores.

Pick up some fresh flowers and a bottle of wine, or grab a coffee with friends and loved ones at one of its cosy cafés.



### Nature

- 1 / Letcombe Valley
- 2 / Betjeman Millennium Park
- 3 / Deer Park

### Eating & drinking

- 4 / Patisserie Genie
- 5 / Yummy Thai
- 6 / The Baytree Café
- 7 / Umami Delicatessen
- 8 / The Ronin
- 9 / Masooms
- 10 / Wildwood
- 11 / Marmalade Café

### Shopping

- 12 / Sainsbury's
- 13 / Waitrose
- 14 / Kings Park

### Health

- 15 / Wantage Community Hospital
- 16 / Lloyds Pharmacy

### History

- 17 / The Ridgeway
- 18 / Vale & Downland Museum



INSIDE THE RIVUS



## THE HUB

Get together with friends and neighbours in this lively and spacious social area. Enjoy comfortable private seating areas and community events including movie nights, televised sporting events and the latest episodes of your favourite series. Have a laugh challenging friends to a game of cards, chess or backgammon. Nurture your creative side with a crafting project or simply while away the hours with your favourite novel and a glass of wine from the honesty bar.



A photograph of a woman with blonde hair, wearing a black and white striped long-sleeved shirt, smiling and gesturing with her hand while talking to an older man with a grey beard and glasses. The man is wearing a light-colored button-down shirt and holding a white mug. They are in a kitchen setting with a wooden countertop and a stone backsplash. A white text box is overlaid on the left side of the image.

## A PRIVATE SANCTUARY

The Terrace is the perfect shady spot with private and communal spaces, ideal for family and friends coming together to catch up and take in the wonderful surroundings.

Featuring a range of plants and comfortable furniture, this light open space is a relaxing, sociable area that offers the perfect place to come together with neighbours over lunch.



WELCOMING  
GUEST SUITE



FUNCTIONAL  
KITCHENS



COSY LIVING  
AREAS



SPACIOUS  
BEDROOMS



LUXURIOUS  
BATHROOMS



## DESIGN & SPECIFICATION

All fixtures, fittings and materials throughout The Rivus are elegant and simple. Lines, clean and stylish. Rooms exude warmth and character. Inspired by Scandinavian design, they harness pale colours, elegant wood and classic stone features to emphasise light, functionality and space for a sense of inner contentment.

## KITCHEN

### BATHROOM

- Basin with mixer tap
- Shower with screen
- Separate hand shower to baths and shower rooms
- Vanity unit with top mounted washbasin
- Shaving point
- Full height walls tiled in high quality modern ceramic tiles
- Floors tiled in full body non slip porcelain tiles
- Underfloor comfort heating
- Mounted WC with concealed cistern
- Acrylic bath

### INTERIOR FINISH

- Walls and ceilings finished in emulsion paint
- Satin painted architraves and skirting
- Fitted flooring throughout, please check with Sales Advisor for flooring specification
- Solid core apartment entry door
- High quality stainless-steel ironmongery to entry doors
- Interior doors with stainless steel ironmongery

## TERRACES / BALCONIES

- Communal rooftop terrace

### ELECTRICAL

- Energy efficient LED down-lighters
- 5 amp lighting sockets to bedroom and living room areas
- Electrical outlets and switches polished chrome
- Media connection hub to living room and bedrooms enabled for:
  - Digital HD TV / Sky Plus HD / Sky Q
  - Wired data network
  - Telephone points
  - High-speed fibre optic linked directly into each apartment

### HEATING & COOLING

- Underfloor heating system throughout with wall-mounted digital thermostats in all rooms

### SECURITY & PEACE OF MIND

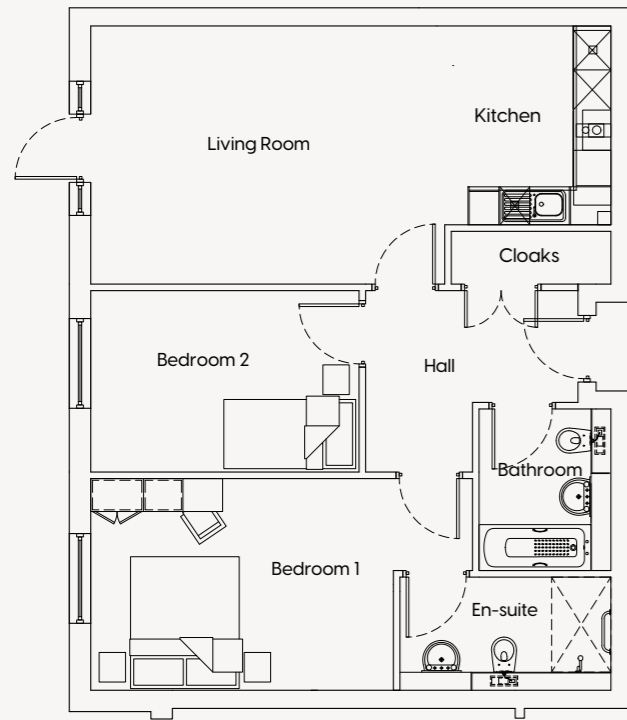
- Services of a highly trained estate manager
- Access to apartments via video entry phone system
- Entry to building via key entry fob
- Main entrance video entry screen and interface
- Mains supply smoke and heat detectors to all apartments and communal areas
- 24-hour CCTV coverage to external communal areas
- 10 year Premier Building Ins Policy
- Wireless emergency personal alarm with 24h response

# GROUND FLOOR



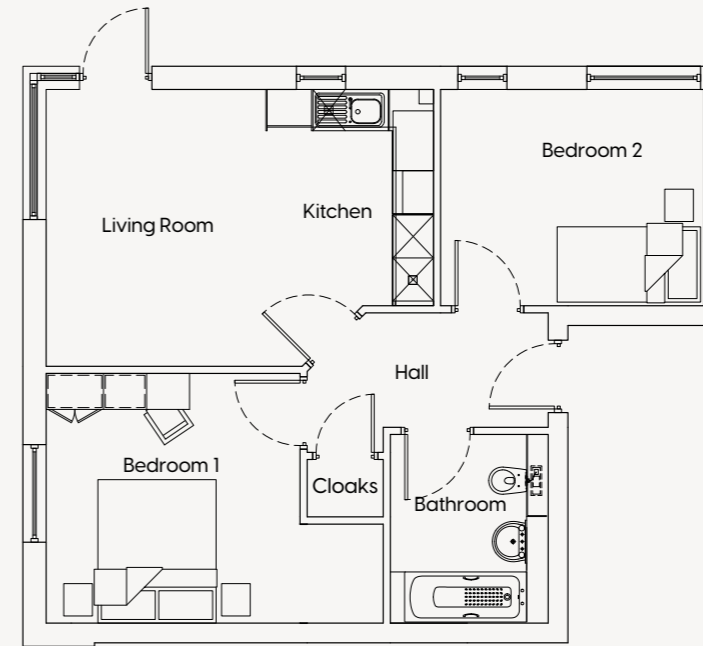


## APARTMENT ONE



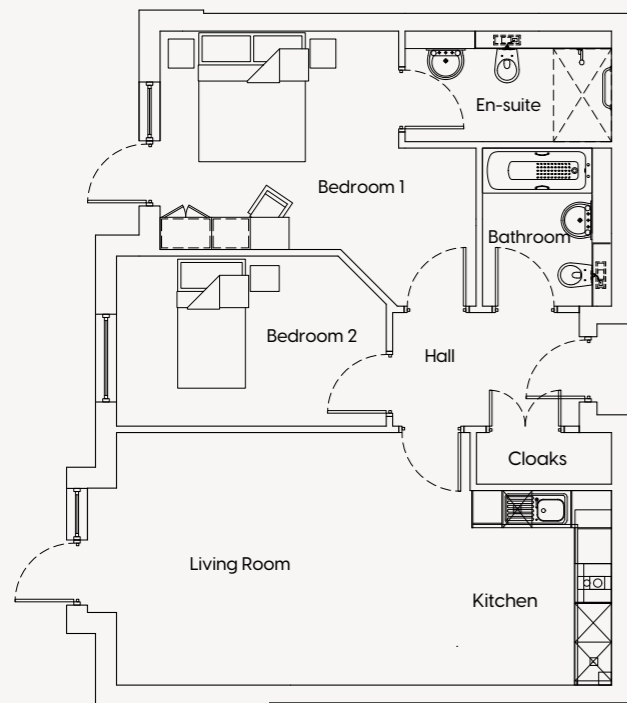
<b>Kitchen/Living</b>	7890mm x 3915mm	25' 11" x 12' 10"
<b>Bedroom 1</b>	5790mm x 3210mm	19' 0" x 10' 6"
<b>En-suite</b>	3200mm x 1715mm	10' 6" x 5' 8"
<b>Bedroom 2</b>	4070mm x 2750mm	13' 4" x 9' 0"
<b>Bathroom</b>	2000mm x 2450mm	6' 7" x 8' 0"

## APARTMENT THREE



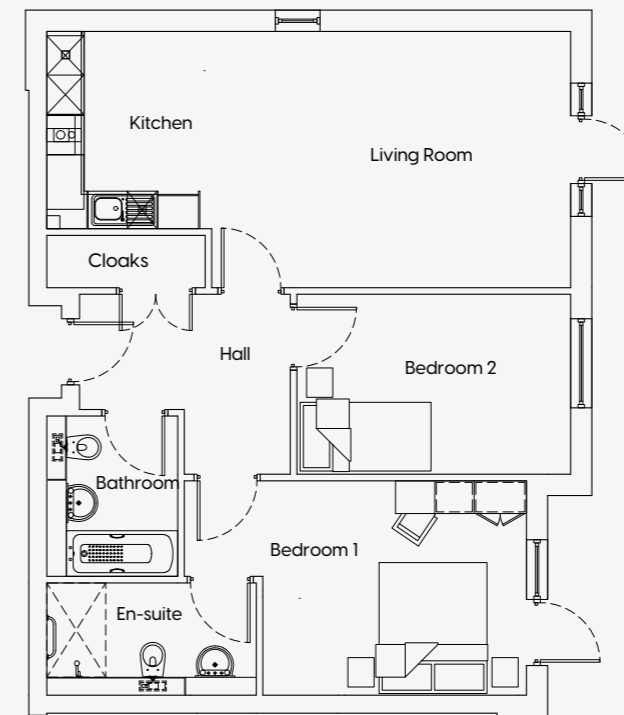
<b>Kitchen/Living</b>	5400mm x 3860mm	17' 9" x 12' 8"
<b>Bedroom 1</b>	3540mm x 3480mm	11' 7" x 11' 5"
<b>Bedroom 2</b>	3675mm x 3015mm	12' 1" x 9' 11"
<b>Bathroom</b>	2200mm x 2630mm	7' 3" x 8' 8"

## APARTMENT TWO



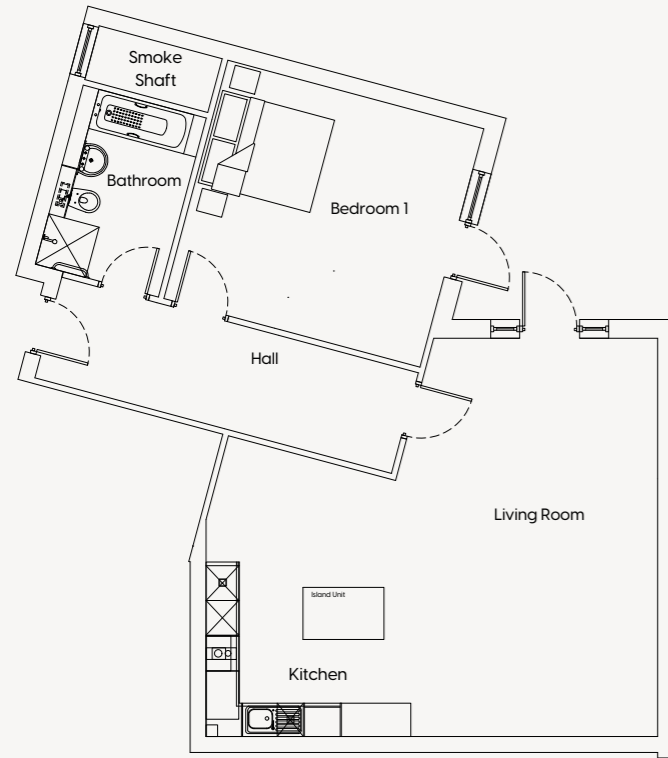
<b>Kitchen/Living</b>	7675mm x 3918mm	25' 2" x 12' 10"
<b>Bedroom 1</b>	4900mm x 3388mm	16' 1" x 11' 1"
<b>En-suite</b>	3200mm x 1715mm	10' 6" x 5' 8"
<b>Bedroom 2</b>	4183mm x 2638mm	13' 9" x 8' 8"
<b>Bathroom</b>	2000mm x 2450mm	6' 7" x 8' 0"

## APARTMENT FOUR



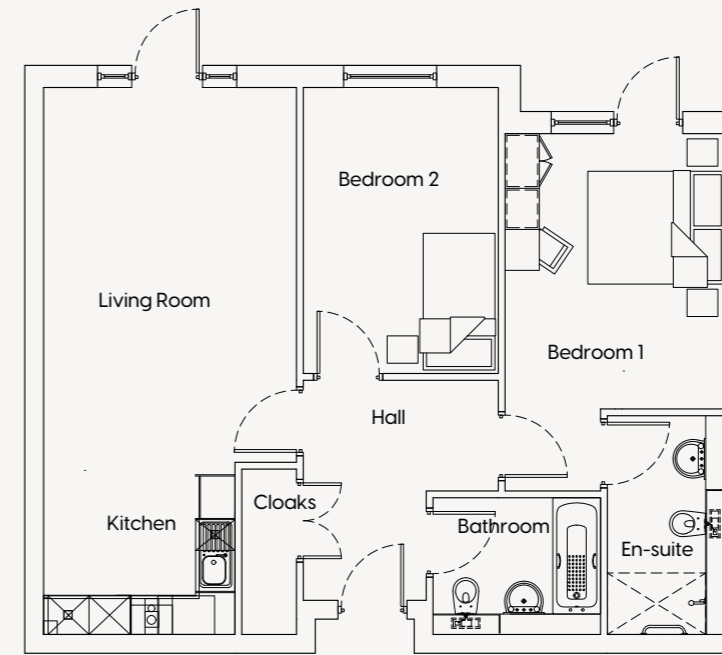
<b>Kitchen/Living</b>	8003mm x 3915mm	26' 3" x 12' 10"
<b>Bedroom 1</b>	5228mm x 3275mm	17' 2" x 10' 9"
<b>En-suite</b>	3200mm x 1715mm	10' 6" x 5' 8"
<b>Bedroom 2</b>	4183mm x 2750mm	13' 9" x 9' 0"
<b>Bathroom</b>	2000mm x 2450mm	6' 7" x 8' 0"

## APARTMENT FIVE



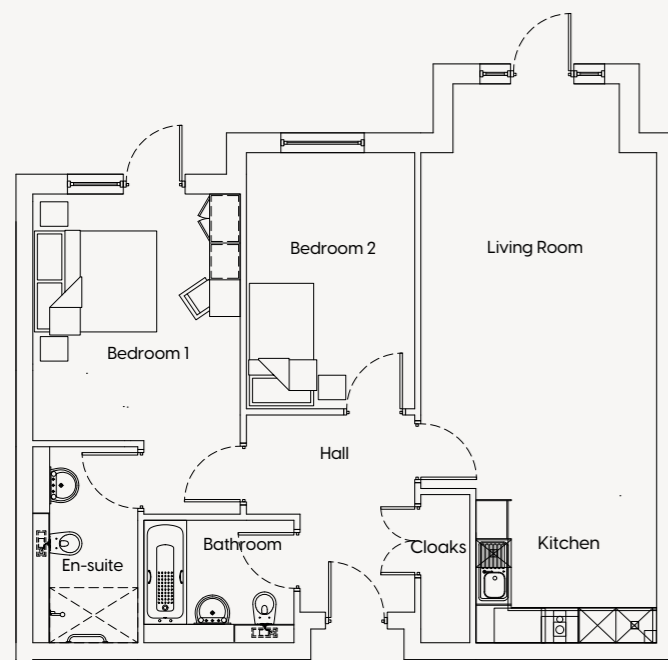
<b>Kitchen/Living</b>	7800mm x 6878mm	25' 7" x 22' 7"
<b>Bedroom 1</b>	4578mm x 4263mm	15' 0" x 14' 0"
<b>Bathroom</b>	2200mm x 3200mm	7' 3" x 10' 6"

## APARTMENT SEVEN



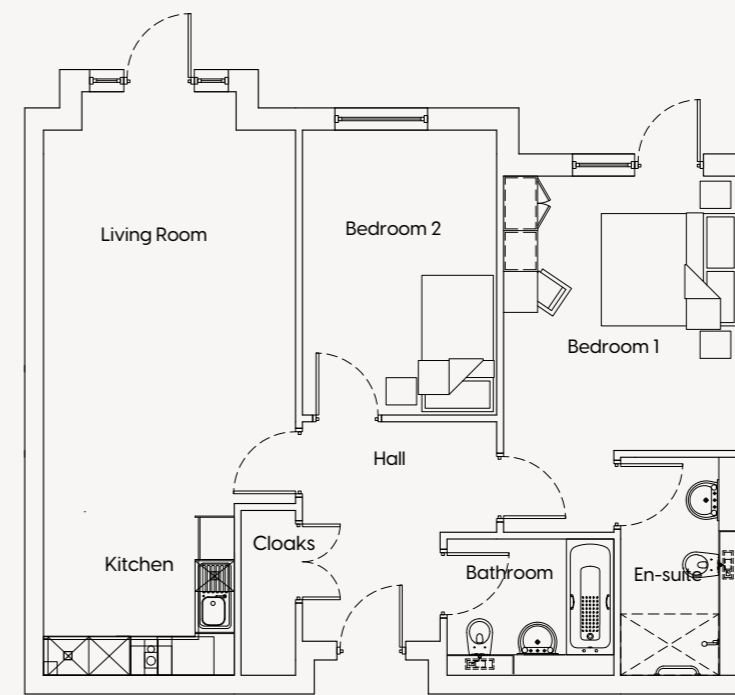
<b>Kitchen/Living</b>	3700mm x 8003mm	12' 2" x 26' 3"
<b>Bedroom 1</b>	3210mm x 5228mm	10' 6" x 17' 2"
<b>En-suite</b>	1715mm x 3200mm	5' 8" x 10' 6"
<b>Bedroom 2</b>	2853mm x 4183mm	9' 4" x 13' 9"
<b>Bathroom</b>	2450mm x 2000mm	8' 0" x 6' 7"

## APARTMENT SIX



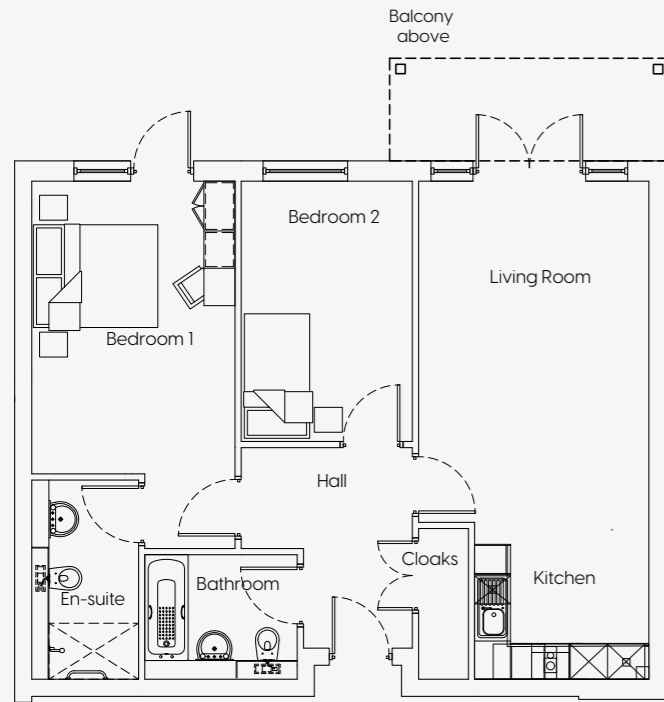
<b>Kitchen/Living</b>	3850mm x 9128mm	12' 8" x 29' 11"
<b>Bedroom 1</b>	3388mm x 5228mm	11' 1" x 17' 2"
<b>En-suite</b>	1715mm x 3200mm	5' 8" x 10' 6"
<b>Bedroom 2</b>	2750mm x 4183mm	9' 0" x 13' 9"
<b>Bathroom</b>	2450mm x 2000mm	8' 0" x 6' 7"

## APARTMENT EIGHT



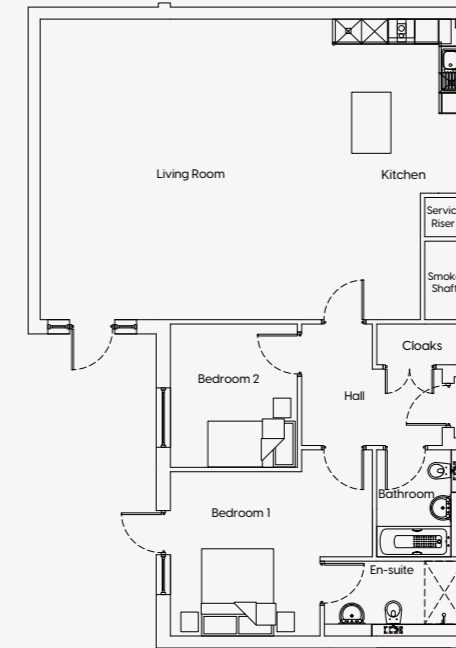
<b>Kitchen/Living</b>	3700mm x 8565mm	12' 2" x 28' 1"
<b>Bedroom 1</b>	3435mm x 5278mm	11' 3" x 17' 4"
<b>En-suite</b>	1715mm x 3200mm	5' 8" x 10' 6"
<b>Bedroom 2</b>	2853mm x 4183mm	9' 4" x 13' 9"
<b>Bathroom</b>	2450mm x 2000mm	8' 0" x 6' 7"

## APARTMENT NINE



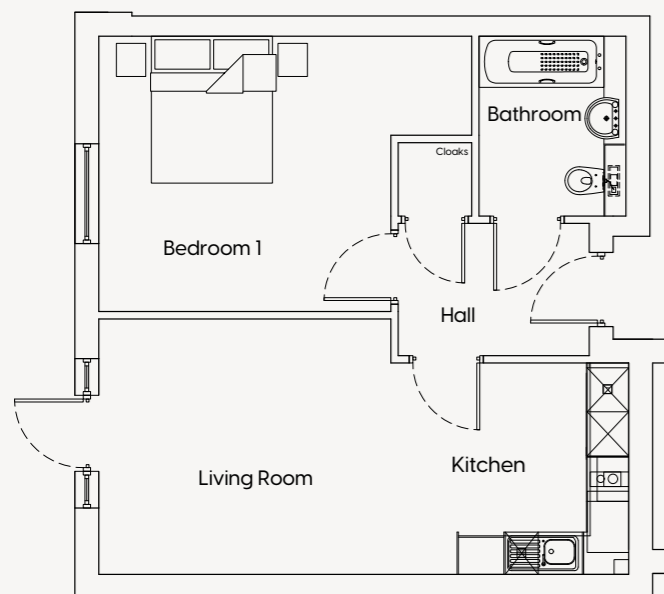
<b>Kitchen/Living</b>	3700mm x 8003mm	12' 2" x 26' 3"
<b>Bedroom 1</b>	3265mm x 5903mm	10' 9" x 19' 4"
<b>En-suite</b>	1715mm x 3200mm	5' 8" x 10' 6"
<b>Bedroom 2</b>	2750mm x 4183mm	9' 0" x 13' 9"
<b>Bathroom</b>	2450mm x 2000mm	8' 0" x 6' 7"

## APARTMENT ELEVEN



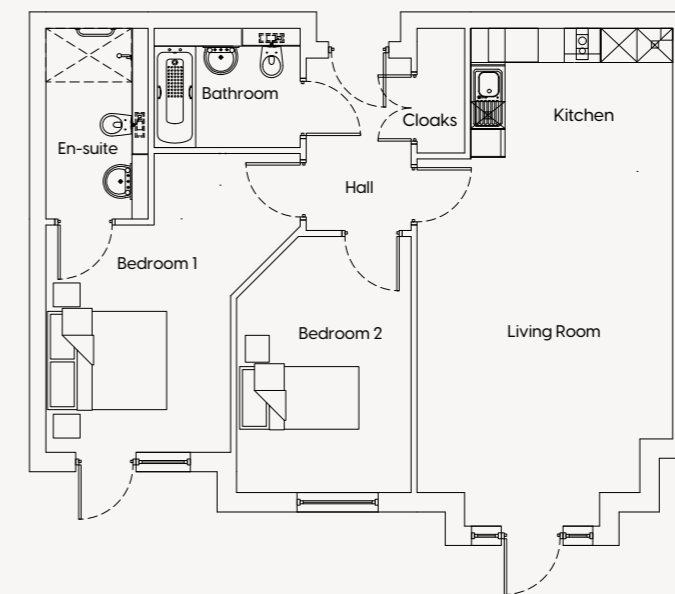
<b>Kitchen/Living</b>	9713mm x 6888mm	31' 10" x 22' 7"
<b>Bedroom 1</b>	4624mm x 3765mm	15' 2" x 12' 4"
<b>En-suite</b>	3200mm x 1715mm	10' 6" x 5' 8"
<b>Bedroom 2</b>	2908mm x 3283mm	9' 6" x 10' 9"
<b>Bathroom</b>	2001mm x 2450mm	6' 7" x 8' 0"

## APARTMENT TEN



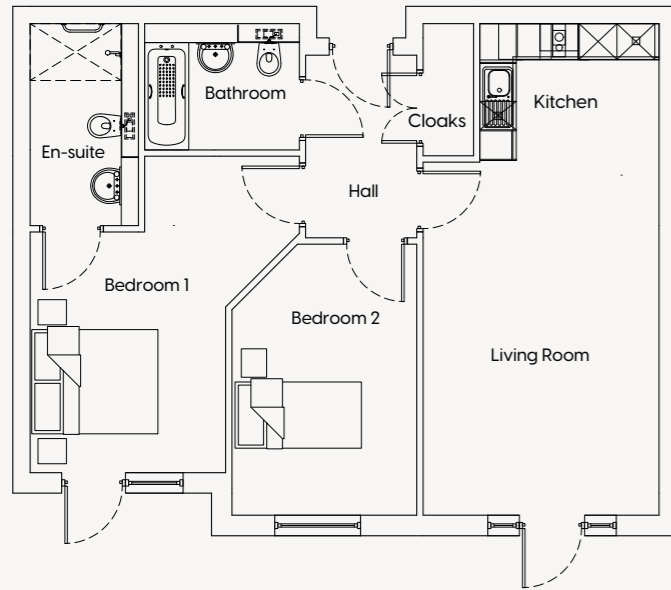
<b>Kitchen/Living</b>	7215mm x 3478mm	23' 8" x 11' 5"
<b>Bedroom 1</b>	5076mm x 3750mm	16' 8" x 12' 4"
<b>Bathroom</b>	2001mm x 2450mm	6' 7" x 8' 0"

## APARTMENT TWELVE



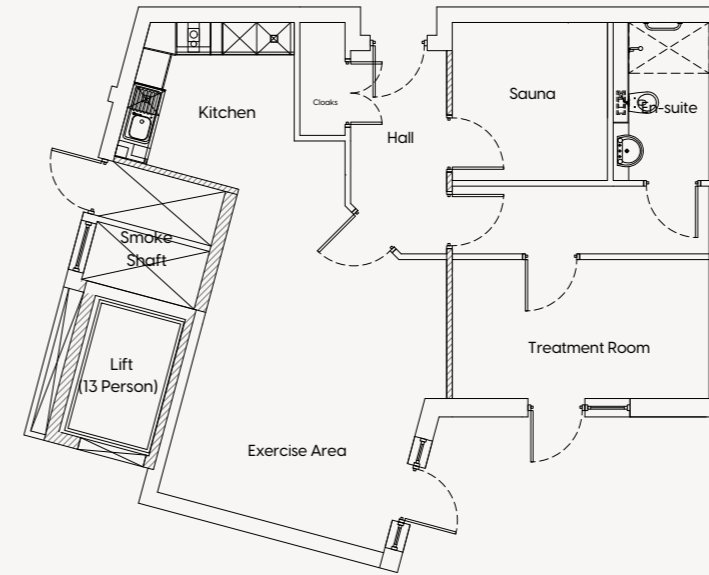
<b>Kitchen/Living</b>	4288mm x 8350mm	14' 1" x 27' 5"
<b>Bedroom 1</b>	3098mm x 5013mm	10' 2" x 16' 5"
<b>En-suite</b>	1715mm x 3200mm	5' 8" x 10' 6"
<b>Bedroom 2</b>	2928mm x 4295mm	9' 7" x 14' 1"
<b>Bathroom</b>	2450mm x 2000mm	8' 0" x 6' 7"

## APARTMENT THIRTEEN



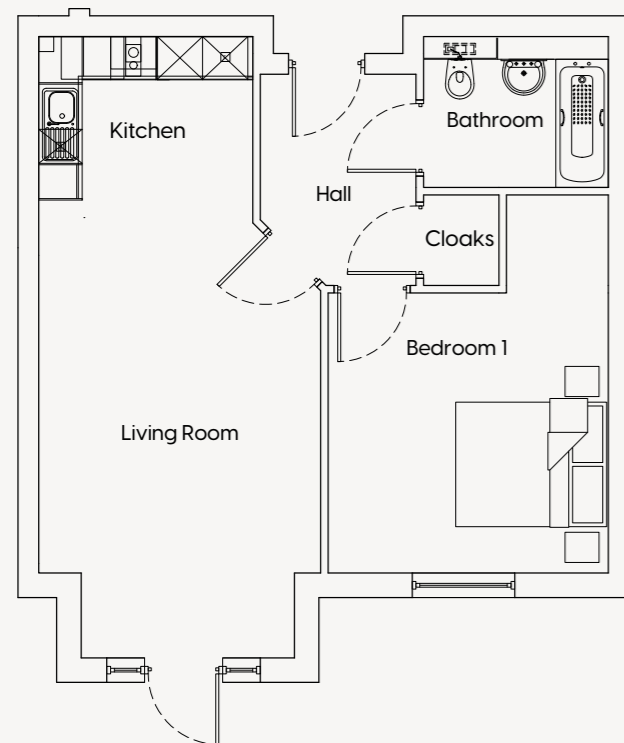
<b>Kitchen/Living</b>	7788mm x 3738mm	25' 7" x 12' 3"
<b>Bedroom 1</b>	5013mm x 3098mm	16' 5" x 10' 2"
<b>En-suite</b>	3200mm x 1715mm	10' 6" x 5' 8"
<b>Bedroom 2</b>	4295mm x 2928mm	14' 1" x 9' 7"
<b>Bathroom</b>	2000mm x 2450mm	6' 7" x 8' 0"

## THE RETREAT



<b>Exercise/Kitchen</b>	8666mm x 6093mm	28' 5" x 20' 0"
<b>Sauna</b>	2750mm x 2800mm	9' 0" x 9' 2"
<b>En-suite</b>	1700mm x 2800mm	5' 7" x 9' 2"
<b>Treatment Room</b>	4550mm x 2463mm	14' 11" x 8' 1"

## APARTMENT FOURTEEN

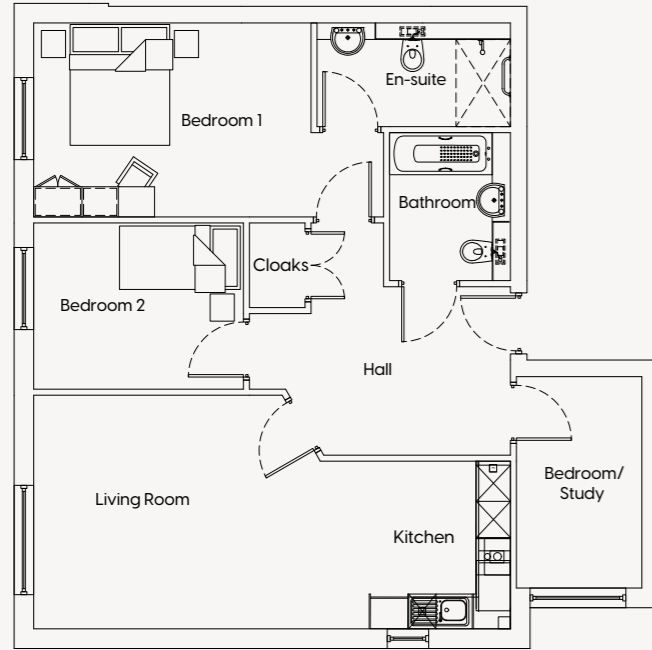


<b>Kitchen/Living</b>	3738mm x 8238mm	12' 3" x 27' 0"
<b>Bedroom 1</b>	3715mm x 3713mm	12' 2" x 12' 2"
<b>Bathroom</b>	2457mm x 2001mm	8' 1" x 6' 7"

FIRST FLOOR

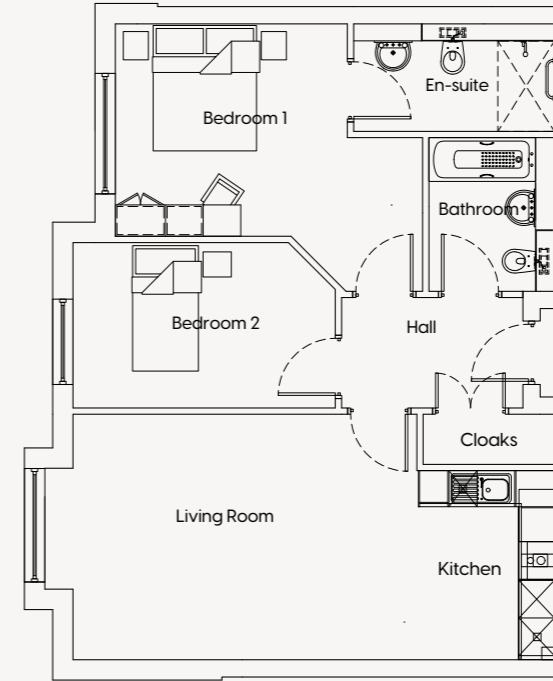


## APARTMENT SEVENTEEN



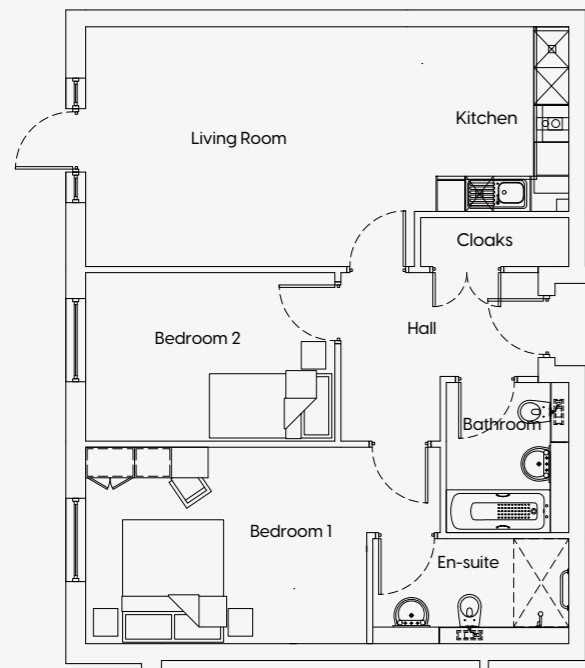
<b>Kitchen/Living</b>	7890mm x 3868mm	25' 11" x 12' 8"
<b>Bedroom 1</b>	4590mm x 3210mm	15' 1" x 10' 6"
<b>En-suite</b>	3200mm x 1715mm	10' 6" x 5' 8"
<b>Bedroom/Study</b>	2075mm x 3500mm	6' 10" x 11' 6"
<b>Bedroom 2</b>	3470mm x 2750mm	11' 5" x 9' 0"
<b>Bathroom</b>	2000mm x 2440mm	6' 7" x 8' 0"

## APARTMENT NINETEEN



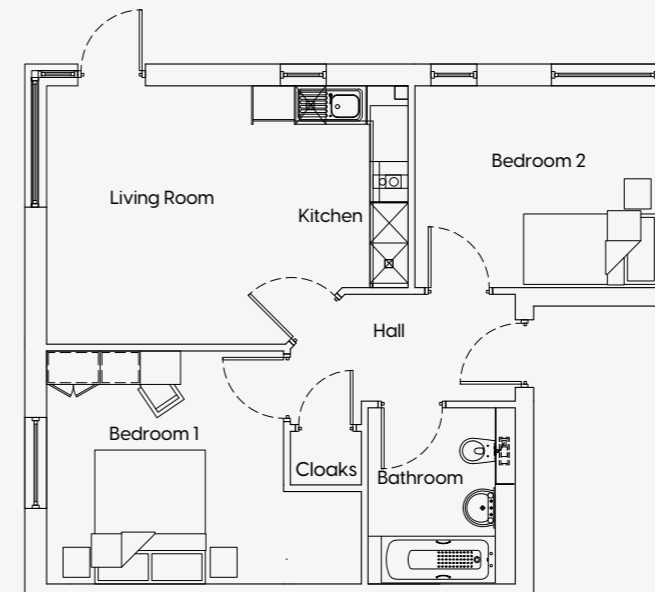
<b>Kitchen/Living</b>	8125mm x 3865mm	26' 8" x 12' 8"
<b>Bedroom 1</b>	4900mm x 4265mm	16' 1" x 14' 0"
<b>En-suite</b>	3200mm x 1715mm	10' 6" x 5' 8"
<b>Bedroom 2</b>	4183mm x 2638mm	13' 9" x 8' 8"
<b>Bathroom</b>	2000mm x 2450mm	6' 7" x 8' 0"

## APARTMENT EIGHTEEN



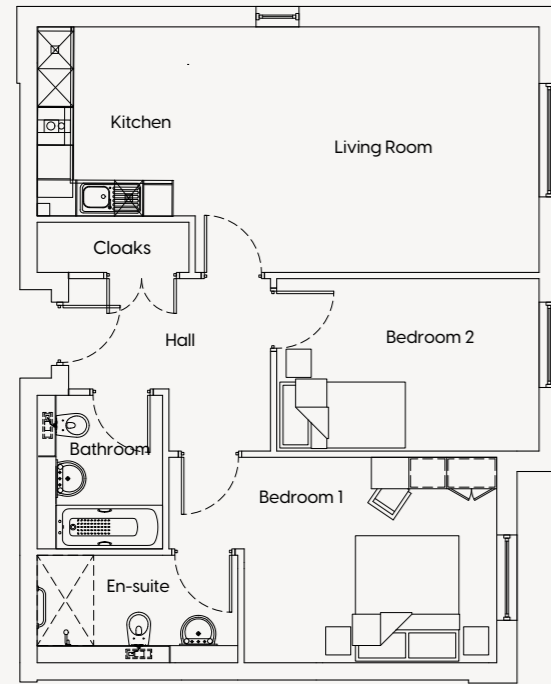
<b>Kitchen/Living</b>	7890mm x 3915mm	25' 11" x 12' 10"
<b>Bedroom 1</b>	5790mm x 3210mm	19' 0" x 10' 6"
<b>En-suite</b>	3200mm x 1715mm	10' 6" x 5' 8"
<b>Bedroom 2</b>	4070mm x 2750mm	13' 4" x 9' 0"
<b>Bathroom</b>	2000mm x 2450mm	6' 7" x 8' 0"

## APARTMENT TWENTY



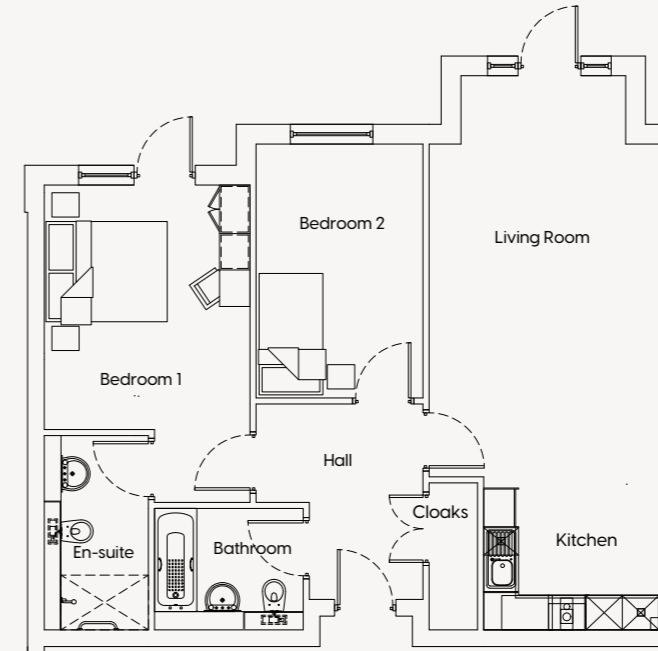
<b>Kitchen/Living</b>	5400mm x 3860mm	17' 9" x 12' 8"
<b>Bedroom 1</b>	3540mm x 3480mm	11' 7" x 11' 5"
<b>Bedroom 2</b>	3675mm x 3015mm	12' 1" x 9' 11"
<b>Bathroom</b>	2200mm x 2630mm	7' 3" x 8' 8"

## APARTMENT TWENTY-ONE



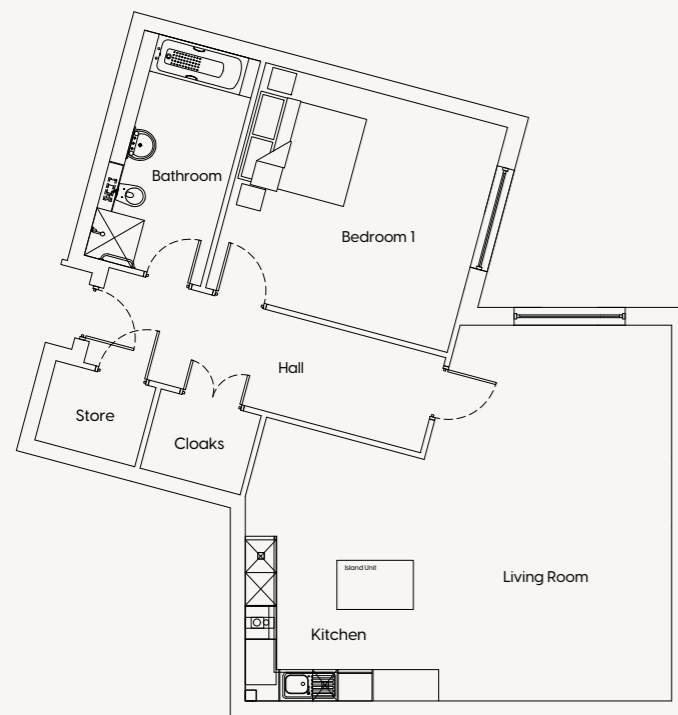
<b>Kitchen/Living</b>	8003mm x 3915mm	26' 3" x 12' 10"
<b>Bedroom 1</b>	5228mm x 3275mm	17' 2" x 10' 9"
<b>En-suite</b>	3200mm x 1715mm	10' 6" x 5' 8"
<b>Bedroom 2</b>	4183mm x 2750mm	13' 9" x 9' 0"
<b>Bathroom</b>	2000mm x 2450mm	6' 7" x 8' 0"

## APARTMENT TWENTY-THREE



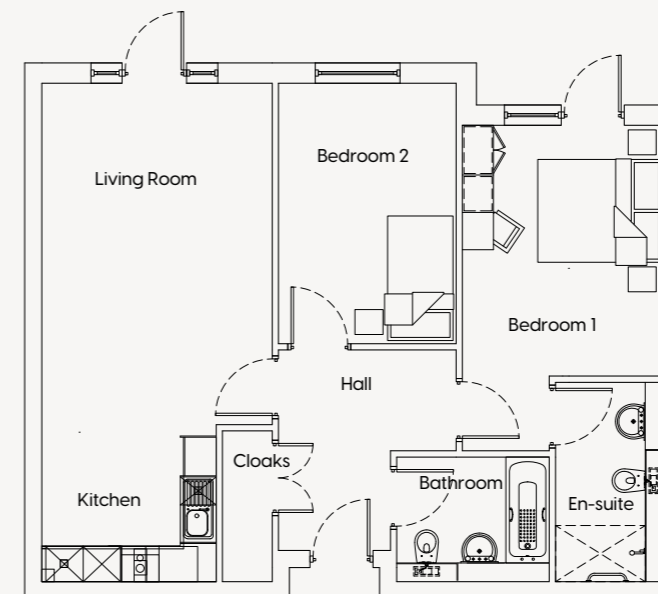
<b>Kitchen/Living</b>	3850mm x 9128mm	12' 8" x 29' 11"
<b>Bedroom 1</b>	3388mm x 5228mm	11' 1" x 17' 2"
<b>En-suite</b>	1715mm x 3200mm	5' 8" x 10' 6"
<b>Bedroom 2</b>	2750mm x 4183mm	9' 0" x 13' 9"
<b>Bathroom</b>	2450mm x 2000mm	8' 0" x 6' 7"

## APARTMENT TWENTY-TWO



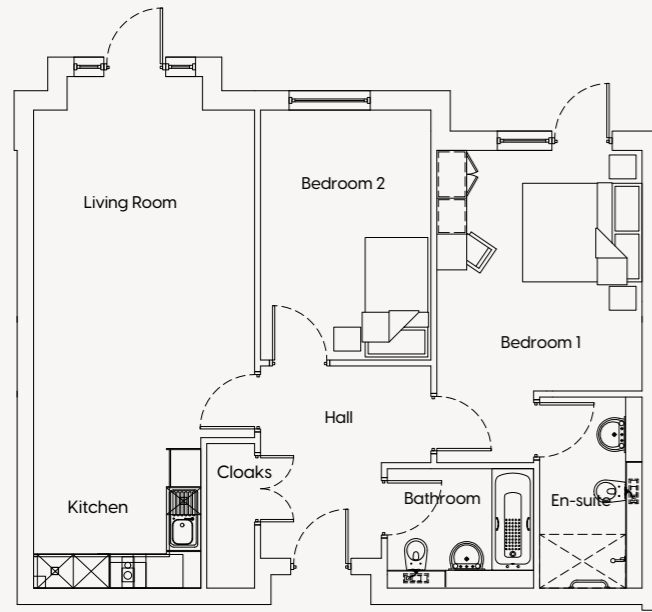
<b>Kitchen/Living</b>	7800mm x 6878mm	25' 7" x 22' 7"
<b>Bedroom 1</b>	4578mm x 4263mm	15' 0" x 14' 0"
<b>Store</b>	1895mm x 1500mm	6' 3" x 4' 11"
<b>Bathroom</b>	2200mm x 4263mm	7' 3" x 14' 0"

## APARTMENT TWENTY-FOUR



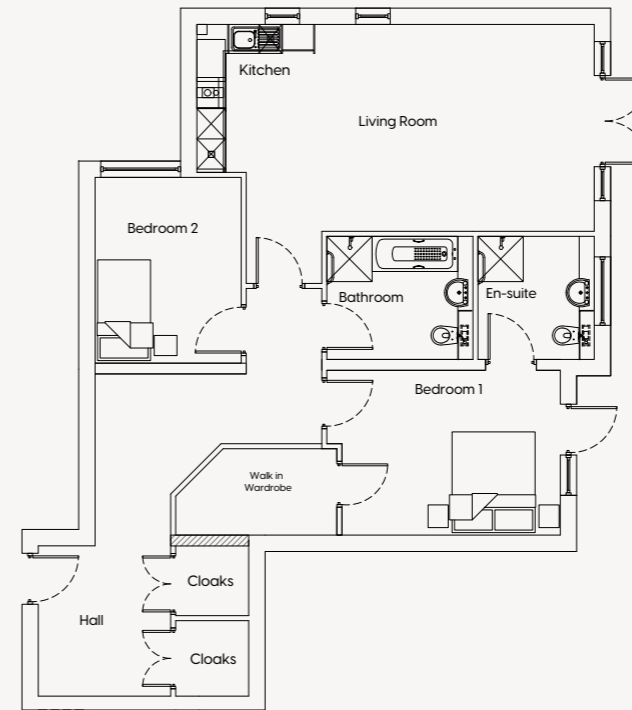
<b>Kitchen/Living</b>	3700mm x 8003mm	12' 2" x 26' 3"
<b>Bedroom 1</b>	3210mm x 5228mm	10' 6" x 17' 2"
<b>En-suite</b>	1715mm x 3200mm	5' 8" x 10' 6"
<b>Bedroom 2</b>	2853mm x 4183mm	9' 4" x 13' 9"
<b>Bathroom</b>	2450mm x 2000mm	8' 0" x 6' 7"

## APARTMENT TWENTY-FIVE



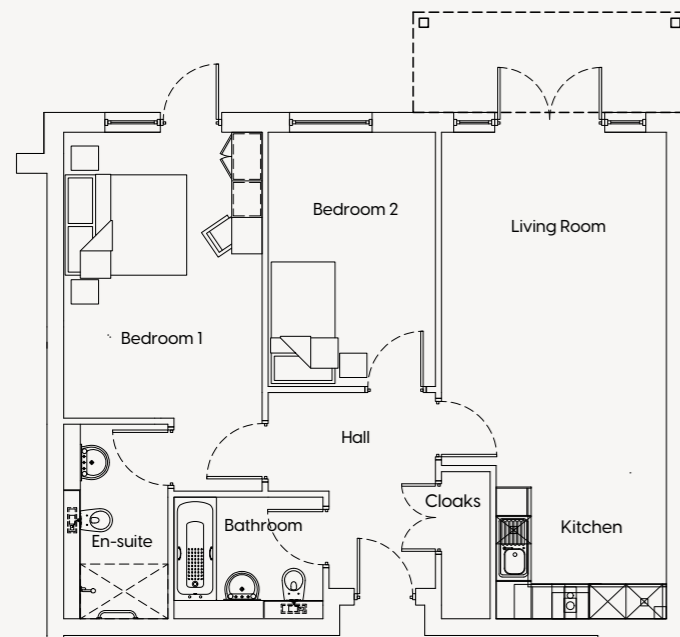
<b>Kitchen/Living</b>	3700mm x 8565mm	12' 2" x 28' 1"
<b>Bedroom 1</b>	3435mm x 5228mm	11' 3" x 17' 2"
<b>En-suite</b>	1715mm x 3200mm	5' 8" x 10' 6"
<b>Bedroom 2</b>	2853mm x 4183mm	9' 4" x 13' 9"
<b>Bathroom</b>	2450mm x 2000mm	8' 0" x 6' 7"

## APARTMENT TWENTY-SEVEN



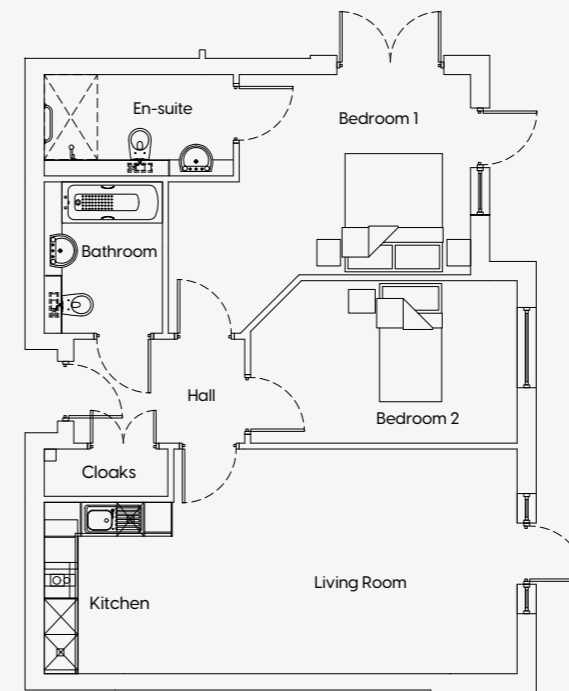
<b>Kitchen/Living</b>	7890mm x 5143mm	25' 11" x 16' 10"
<b>Bedroom 1</b>	4636mm x 3273mm	15' 3" x 10' 9"
<b>En-suite</b>	2310mm x 2445mm	7' 7" x 8' 0"
<b>Bedroom 2</b>	2901mm x 3688mm	9' 6" x 12' 1"
<b>Bathroom</b>	2901mm x 2445mm	9' 6" x 8' 0"

## APARTMENT TWENTY-SIX



<b>Kitchen/Living</b>	3700mm x 8003mm	12' 2" x 26' 3"
<b>Bedroom 1</b>	3265mm x 5903mm	10' 9" x 19' 4"
<b>En-suite</b>	1715mm x 3200mm	5' 8" x 10' 6"
<b>Bedroom 2</b>	2750mm x 4183mm	9' 0" x 13' 9"
<b>Bathroom</b>	2450mm x 2000mm	8' 0" x 6' 7"

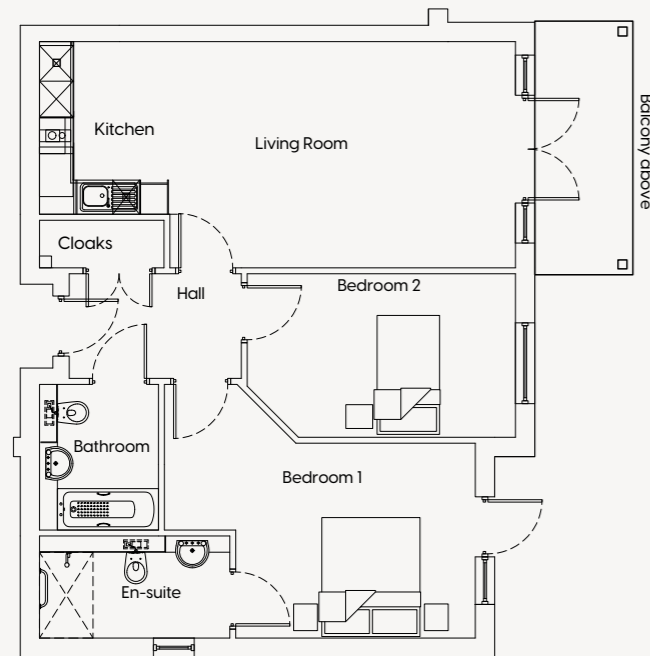
## APARTMENT TWENTY-EIGHT



<b>Kitchen/Living</b>	8003mm x 3803mm	26' 3" x 12' 6"
<b>Bedroom 1</b>	5115mm x 4378mm	16' 9" x 14' 4"
<b>En-suite</b>	3200mm x 1715mm	10' 6" x 5' 8"
<b>Bedroom 2</b>	4510mm x 2750mm	14' 10" x 9' 0"
<b>Bathroom</b>	2000mm x 2563mm	6' 7" x 8' 5"

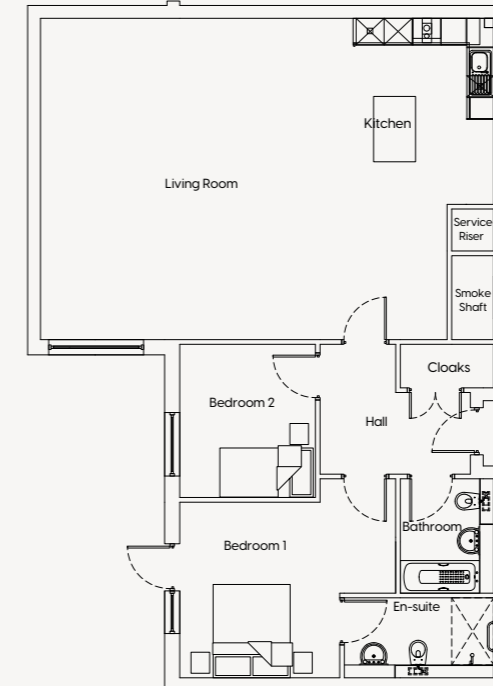


## APARTMENT TWENTY-NINE



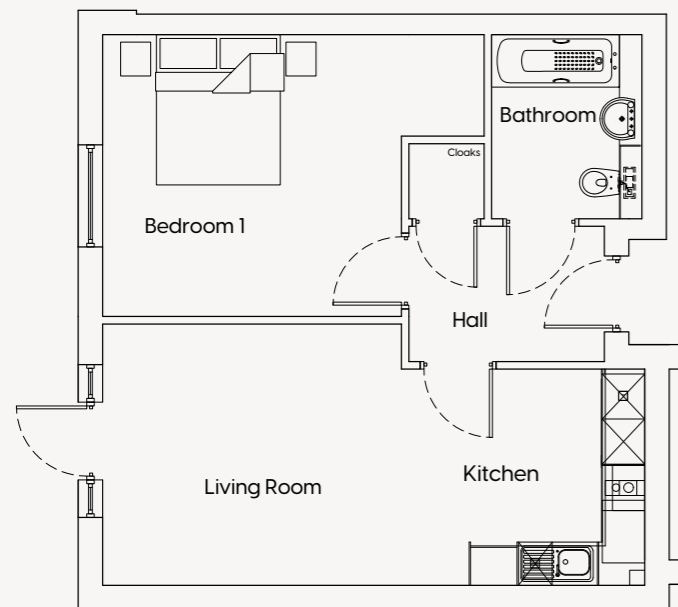
<b>Kitchen/Living</b>	8003mm x 3803mm	26' 3" x 12' 6"
<b>Bedroom 1</b>	5228mm x 4265mm	17' 2" x 14' 0"
<b>En-suite</b>	3200mm x 1715mm	10' 6" x 5' 8"
<b>Bedroom 2</b>	4510mm x 2750mm	14' 10" x 9' 0"
<b>Bathroom</b>	2000mm x 2440mm	6' 7" x 8' 0"

## APARTMENT THIRTY-ONE



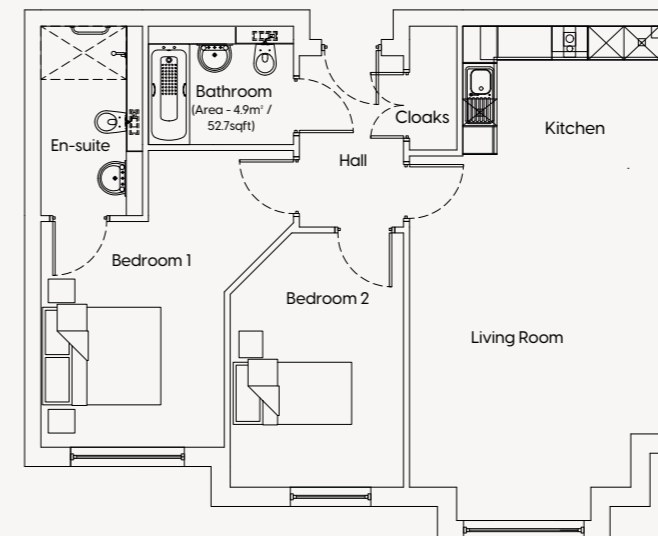
<b>Kitchen/Living</b>	9713mm x 6888mm	31' 10" x 22' 7"
<b>Bedroom 1</b>	4627mm x 4265mm	15' 2" x 14' 0"
<b>En-suite</b>	3200mm x 1715mm	10' 6" x 5' 8"
<b>Bedroom 2</b>	2908mm x 3283mm	9' 6" x 10' 9"
<b>Bathroom</b>	2001mm x 2450mm	6' 7" x 8' 0"

## APARTMENT THIRTY



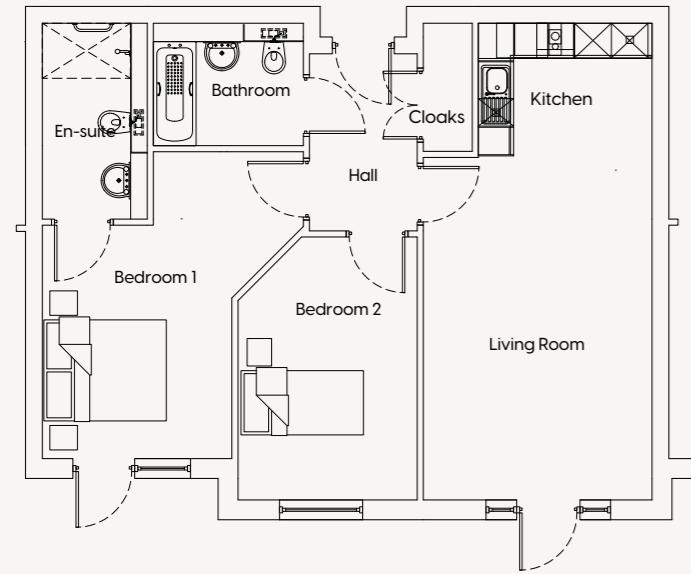
<b>Kitchen/Living</b>	7216mm x 3478mm	23' 8" x 11' 5"
<b>Bedroom 1</b>	5076mm x 3750mm	16' 8" x 12' 4"
<b>Bathroom</b>	2001mm x 2450mm	6' 7" x 8' 0"

## APARTMENT THIRTY-TWO



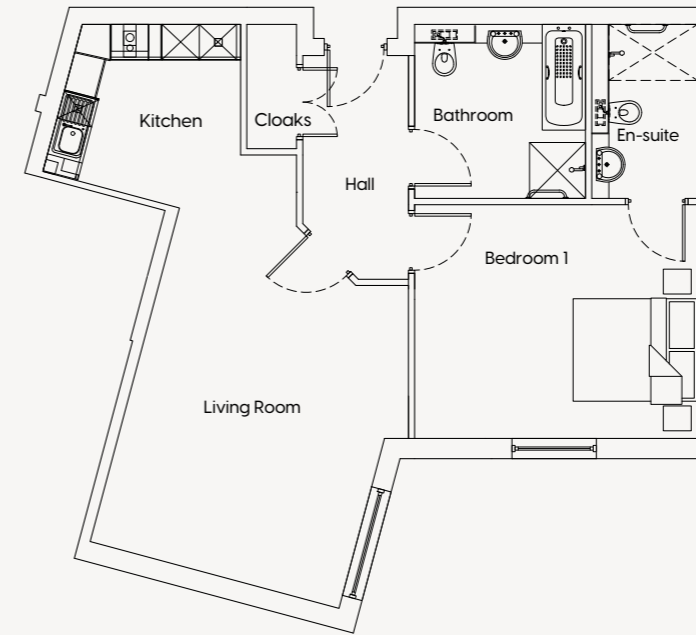
<b>Kitchen/Living</b>	4288mm x 8350mm	14' 1" x 27' 5"
<b>Bedroom 1</b>	4265mm x 5013mm	14' 0" x 16' 5"
<b>En-suite</b>	1715mm x 3200mm	5' 8" x 10' 6"
<b>Bedroom 2</b>	2928mm x 4295mm	9' 7" x 14' 1"
<b>Bathroom</b>	2450mm x 2000mm	8' 0" x 6' 7"

## APARTMENT THIRTY-THREE



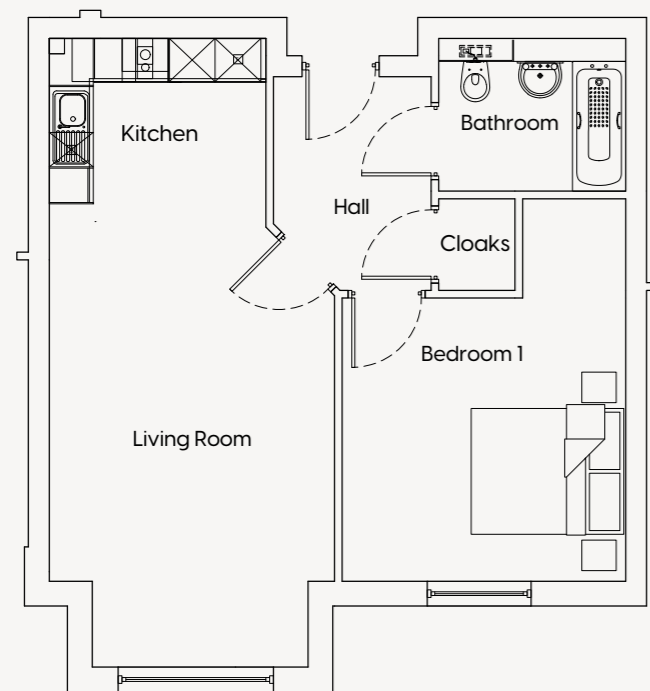
<b>Kitchen/Living</b>	3738mm x 7788mm	12' 3" x 25' 7"
<b>Bedroom 1</b>	4265mm x 5013mm	14' 0" x 16' 5"
<b>En-suite</b>	1715mm x 3200mm	5' 8" x 10' 6"
<b>Bedroom 2</b>	2928mm x 4295mm	9' 7" x 14' 1"
<b>Bathroom</b>	2450mm x 1991mm	8' 0" x 6' 6"

## APARTMENT THIRTY-FIVE



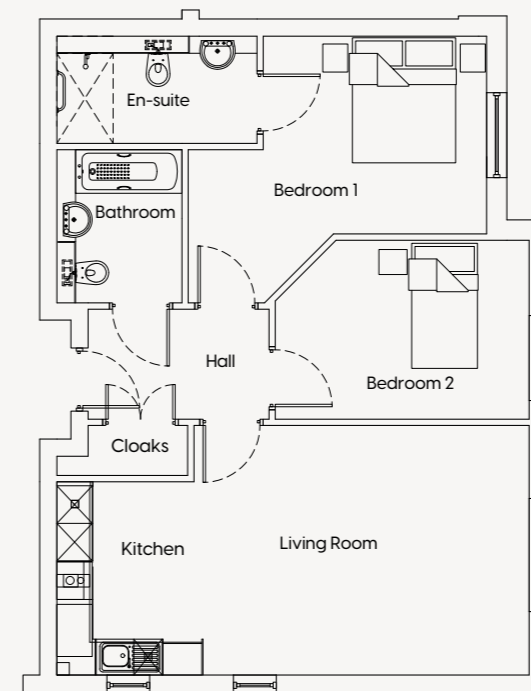
<b>Kitchen/Living</b>	8971mm x 6679mm	29' 5" x 21' 11"
<b>Bedroom 1</b>	4550mm x 3763mm	14' 11" x 12' 4"
<b>En-suite</b>	1700mm x 2800mm	5' 7" x 9' 2"
<b>Bathroom</b>	2750mm x 2800mm	9' 0" x 9' 2"

## APARTMENT THIRTY-FOUR



<b>Kitchen/Living</b>	3738mm x 8238mm	12' 3" x 27' 0"
<b>Bedroom 1</b>	3715mm x 3713mm	12' 2" x 12' 2"
<b>Bathroom</b>	2450mm x 2000mm	8' 0" x 6' 7"

## APARTMENT THIRTY-SIX



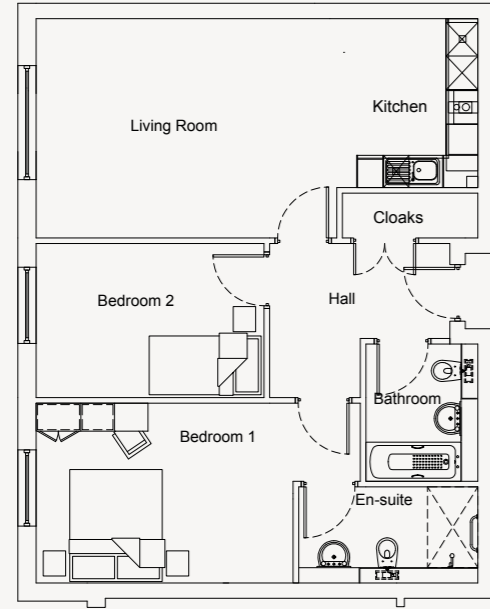
<b>Kitchen/Living</b>	7523mm x 3992mm	24' 8" x 13' 1"
<b>Bedroom 1</b>	4772mm x 4265mm	15' 8" x 14' 0"
<b>En-suite</b>	3200mm x 1715mm	10' 6" x 5' 8"
<b>Bedroom 2</b>	4060mm x 2863mm	13' 4" x 9' 5"
<b>Bathroom</b>	2000mm x 2450mm	6' 7" x 8' 0"



# SECOND FLOOR

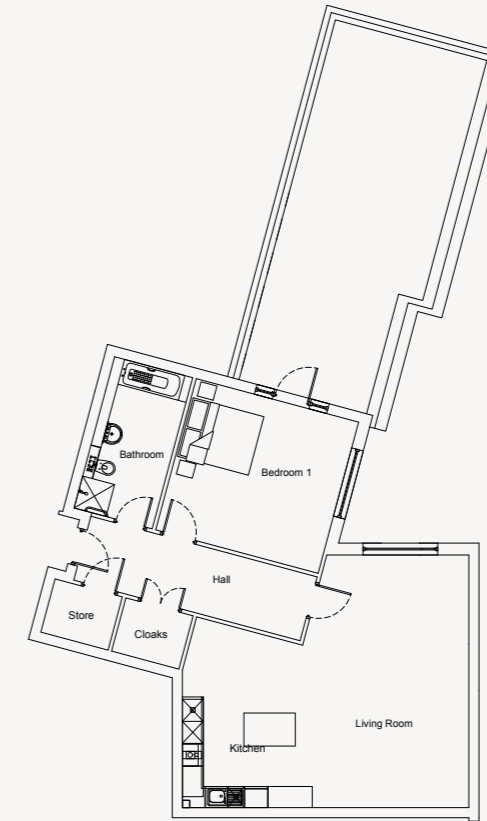


## APARTMENT THIRTY-SEVEN



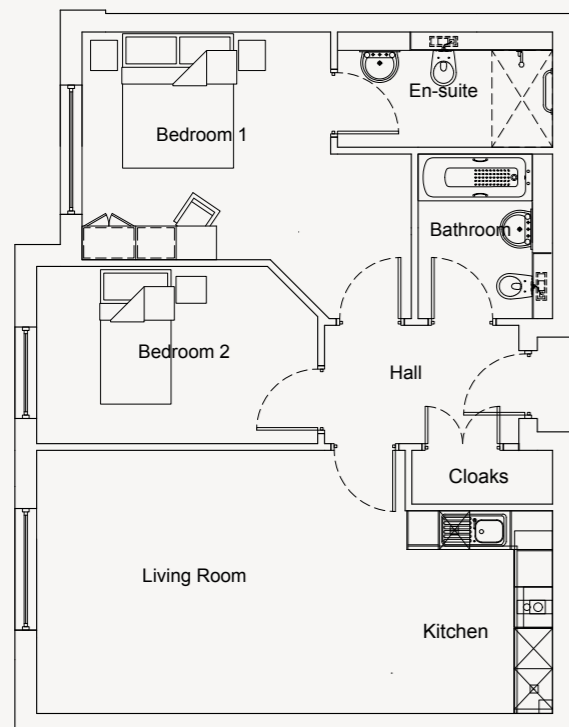
<b>Kitchen/Living</b>	7890mm x 3915mm	25' 11" x 12' 10"
<b>Bedroom 1</b>	5790mm x 3210mm	19' 0" x 10' 6"
<b>En-suite</b>	3200mm x 1715mm	10' 6" x 5' 8"
<b>Bedroom 2</b>	4070mm x 2750mm	13' 4" x 9' 0"
<b>Bathroom</b>	2000mm x 2450mm	6' 7" x 8' 0"

## APARTMENT THIRTY-NINE



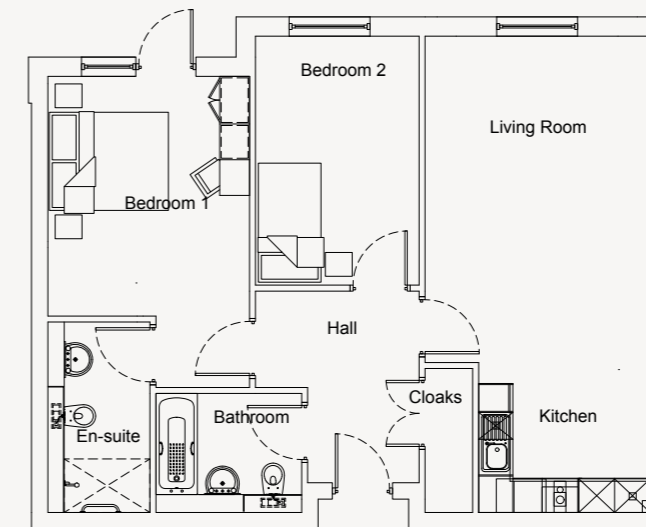
<b>Kitchen/Living</b>	7800mm x 6878mm	25' 7" x 22' 7"
<b>Bedroom 1</b>	4577.5mm x 4263mm	15' 0" x 14' 0"
<b>Store</b>	1895mm x 1500mm	6' 3" x 4' 11"
<b>Bathroom</b>	2200mm x 4263mm	7' 3" x 14' 0"

## APARTMENT THIRTY-EIGHT



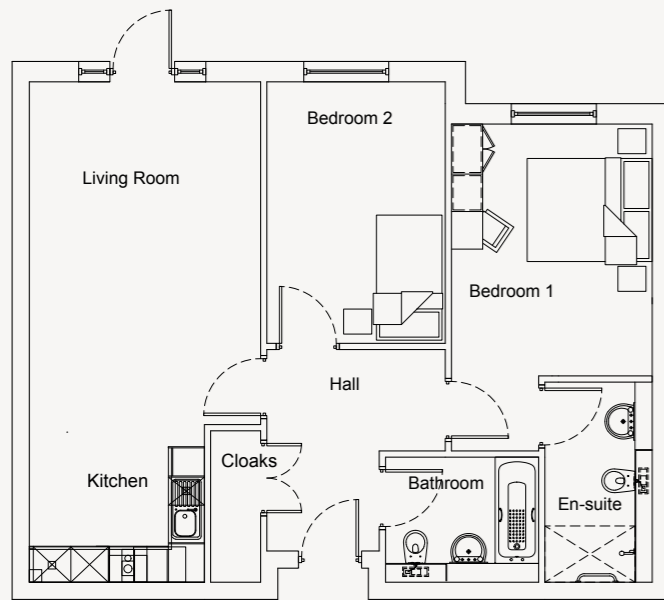
<b>Kitchen/Living</b>	7675mm x 3915mm	25' 2" x 12' 10"
<b>Bedroom 1</b>	4900mm x 4265mm	16' 1" x 14' 0"
<b>En-suite</b>	3200mm x 1715mm	10' 6" x 5' 8"
<b>Bedroom 2</b>	4183mm x 2638mm	13' 9" x 8' 8"
<b>Bathroom</b>	2000mm x 2450mm	6' 7" x 8' 0"

## APARTMENT FORTY



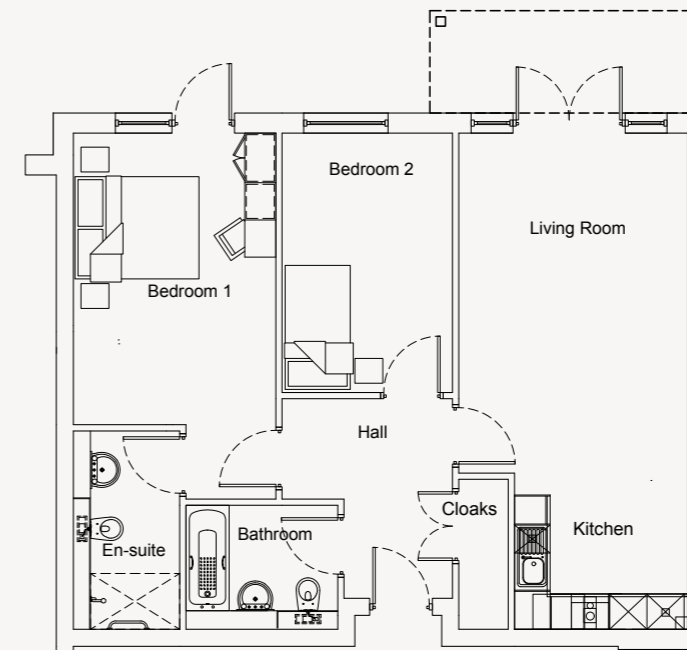
<b>Kitchen/Living</b>	3850mm x 8003mm	12' 8" x 26' 3"
<b>Bedroom 1</b>	3388mm x 5228mm	11' 1" x 17' 2"
<b>En-suite</b>	1715mm x 3200mm	5' 8" x 10' 6"
<b>Bedroom 2</b>	2750mm x 4183mm	9' 0" x 13' 9"
<b>Bathroom</b>	2450mm x 2000mm	8' 0" x 6' 7"

## APARTMENT FORTY-ONE



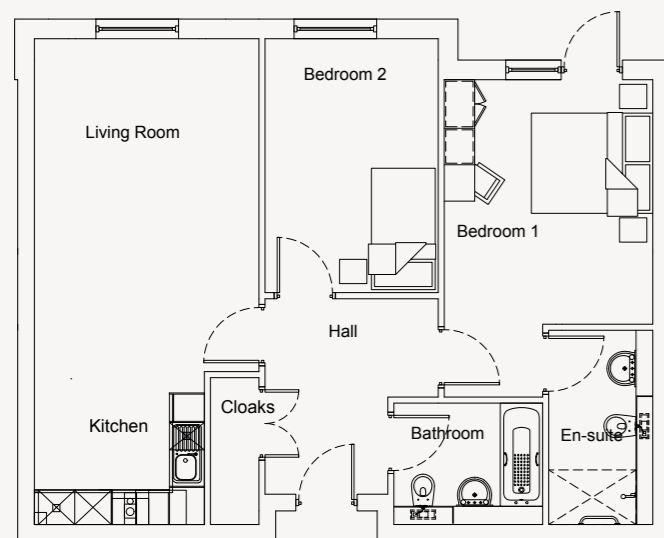
<b>Kitchen/Living</b>	3700mm x 8003mm	12' 2" x 26' 3"
<b>Bedroom 1</b>	3210mm x 5228mm	10' 6" x 17' 2"
<b>En-suite</b>	1715mm x 3200mm	5' 8" x 10' 6"
<b>Bedroom 2</b>	2853mm x 4183mm	9' 4" x 13' 9"
<b>Bathroom</b>	2450mm x 2000mm	8' 0" x 6' 7"

## APARTMENT FORTY-THREE



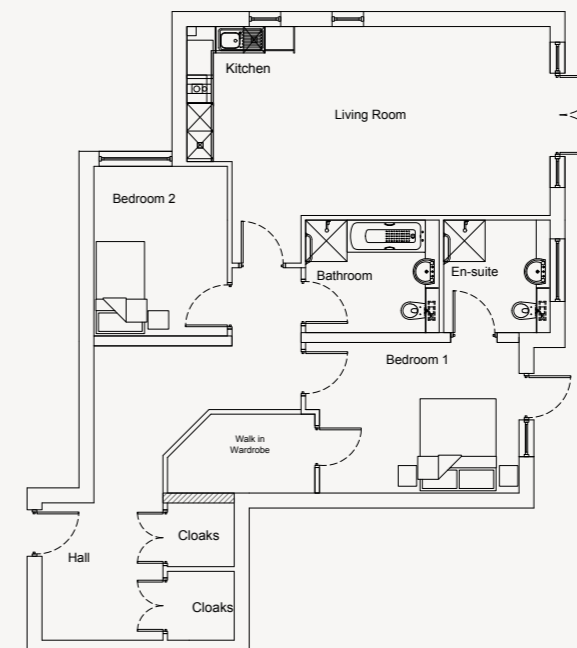
<b>Kitchen/Living</b>	3700mm x 8003mm	12' 2" x 26' 3"
<b>Bedroom 1</b>	3265mm x 5903mm	10' 9" x 19' 4"
<b>En-suite</b>	1715mm x 3200mm	5' 8" x 10' 6"
<b>Bedroom 2</b>	2750mm x 4183mm	9' 0" x 13' 9"
<b>Bathroom</b>	2450mm x 2000mm	8' 0" x 6' 7"

## APARTMENT FORTY-TWO



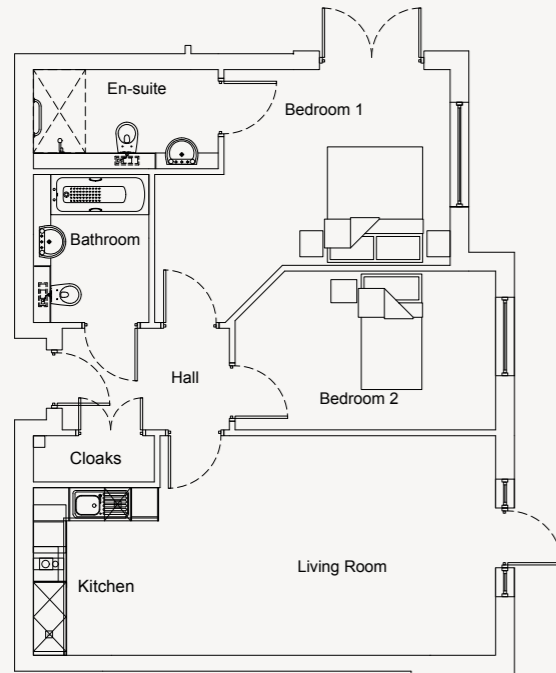
<b>Kitchen/Living</b>	3700mm x 8003mm	12' 2" x 26' 3"
<b>Bedroom 1</b>	3435mm x 5228mm	11' 3" x 17' 2"
<b>En-suite</b>	1715mm x 3200mm	5' 8" x 10' 6"
<b>Bedroom 2</b>	2853mm x 4183mm	9' 4" x 13' 9"
<b>Bathroom</b>	2450mm x 2000mm	8' 0" x 6' 7"

## APARTMENT FORTY-FOUR



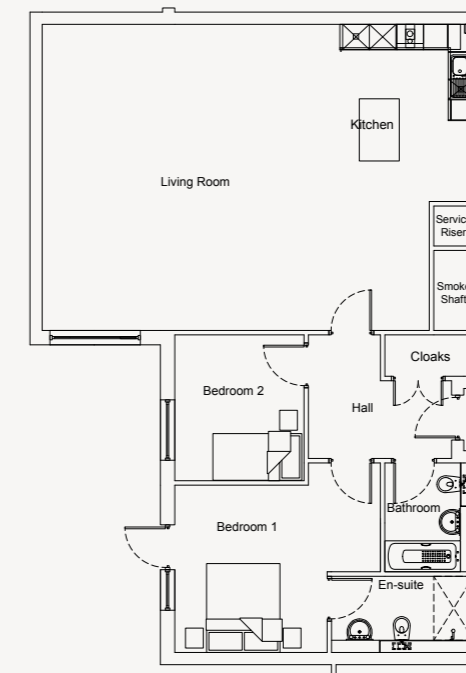
<b>Kitchen/Living</b>	7890mm x 5143mm	25' 11" x 16' 10"
<b>Bedroom 1</b>	4634mm x 3273mm	15' 2" x 10' 9"
<b>En-suite</b>	2310mm x 2445mm	7' 7" x 8' 0"
<b>Bedroom 2</b>	2901mm x 3688mm	9' 6" x 12' 1"
<b>Bathroom</b>	2901mm x 2445mm	9' 6" x 8' 0"

## APARTMENT FORTY-FIVE



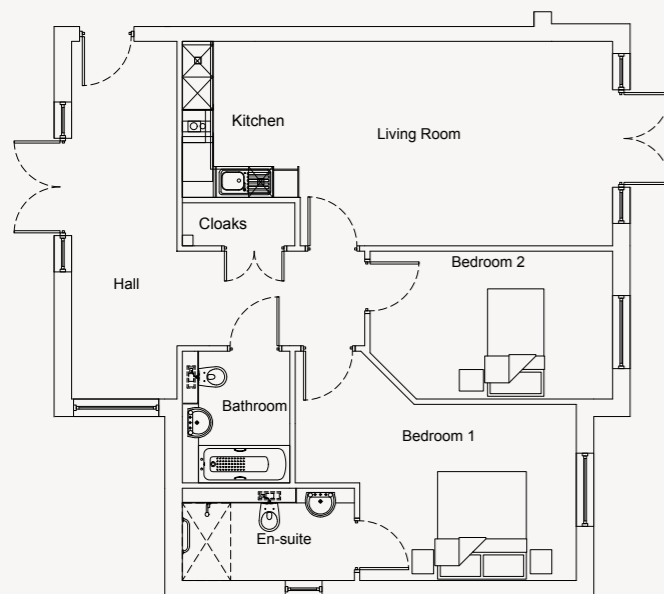
<b>Kitchen/Living</b>	8003mm x 3803mm	26' 3" x 12' 6"
<b>Bedroom 1</b>	4378mm x 5115mm	14' 4" x 16' 9"
<b>En-suite</b>	3200mm x 1715mm	10' 6" x 5' 8"
<b>Bedroom 2</b>	4510mm x 2750mm	14' 10" x 9' 0"
<b>Bathroom</b>	2000mm x 2563mm	6' 7" x 8' 5"

## APARTMENT FORTY-SEVEN



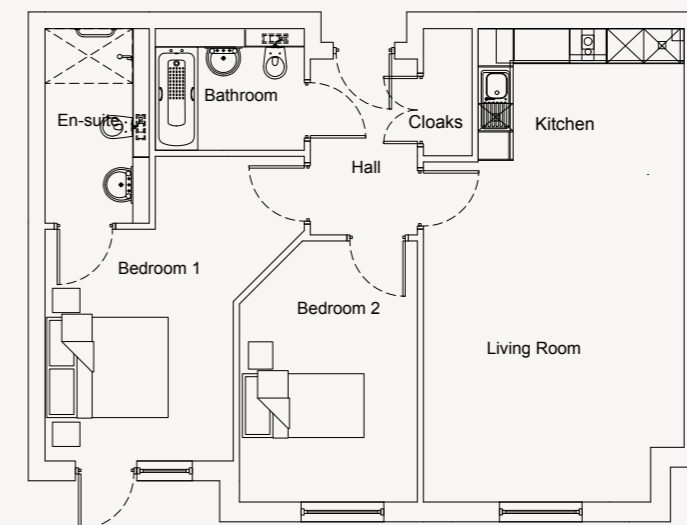
<b>Kitchen/Living</b>	9713mm x 6888mm	31' 10" x 22' 7"
<b>Bedroom 1</b>	4626mm x 3765mm	15' 2" x 12' 4"
<b>En-suite</b>	3200mm x 1715mm	10' 6" x 5' 8"
<b>Bedroom 2</b>	2908mm x 3283mm	9' 6" x 10' 9"
<b>Bathroom</b>	2001mm x 2450mm	6' 7" x 8' 0"

## APARTMENT FORTY-SIX



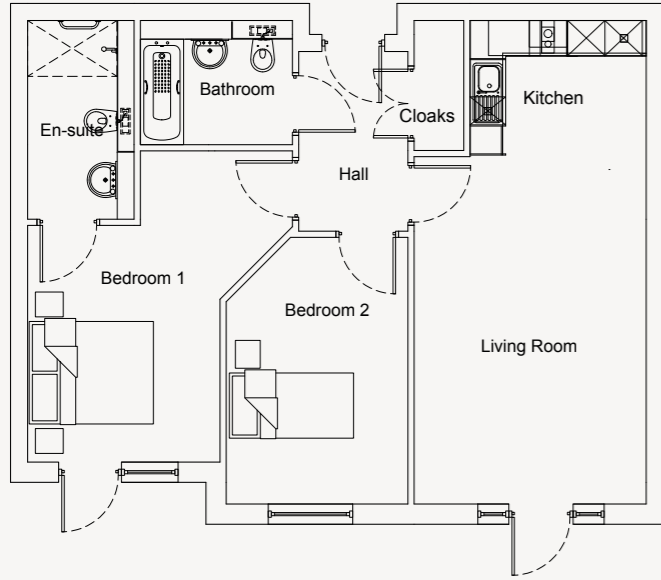
<b>Kitchen/Living</b>	8003mm x 3803mm	26' 3" x 12' 6"
<b>Bedroom 1</b>	5228mm x 4265mm	17' 2" x 14' 0"
<b>En-suite</b>	3200mm x 1715mm	10' 6" x 5' 8"
<b>Bedroom 2</b>	4510mm x 2750mm	14' 10" x 9' 0"
<b>Bathroom</b>	2000mm x 2450mm	6' 7" x 8' 0"

## APARTMENT FORTY-EIGHT



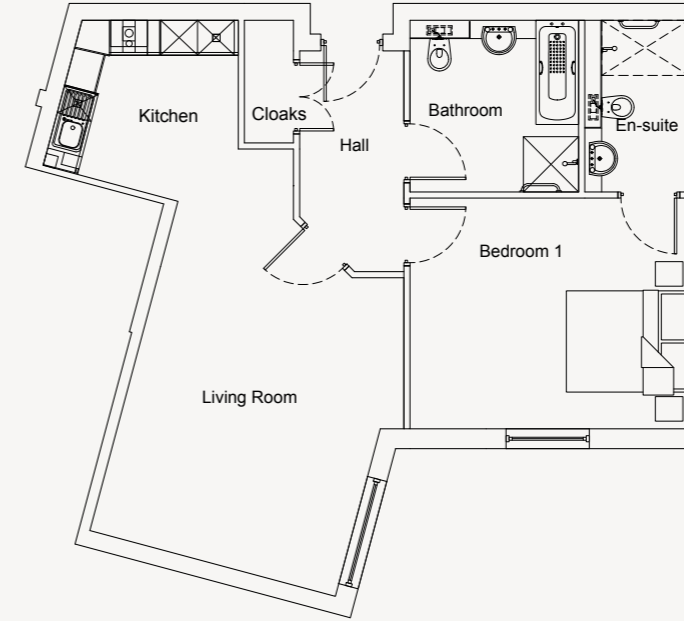
<b>Kitchen/Living</b>	4288mm x 7788mm	14' 1" x 25' 7"
<b>Bedroom 1</b>	4265mm x 5013mm	14' 0" x 16' 5"
<b>En-suite</b>	1715mm x 3200mm	5' 8" x 10' 6"
<b>Bedroom 2</b>	2928mm x 4295mm	9' 7" x 14' 1"
<b>Bathroom</b>	2450mm x 2000mm	8' 0" x 6' 7"

## APARTMENT FORTY-NINE



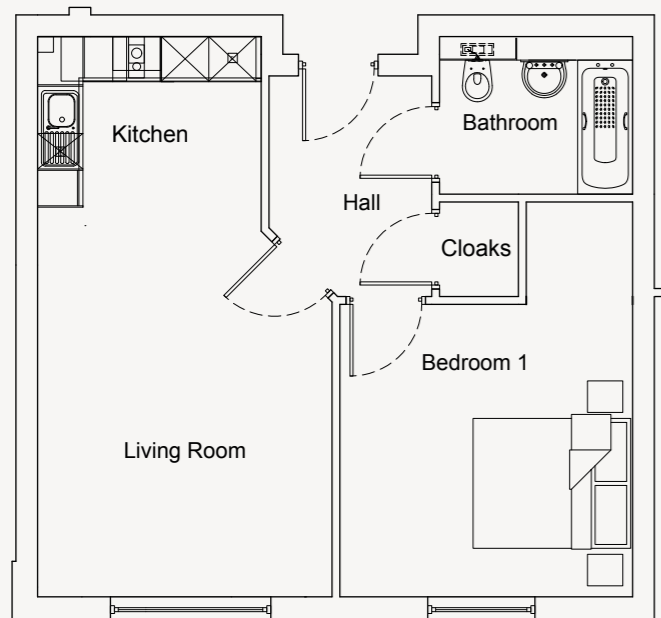
<b>Kitchen/Living</b>	3738mm x 7788mm	12' 3" x 25' 7"
<b>Bedroom 1</b>	4265mm x 5013mm	14' 0" x 16' 5"
<b>En-suite</b>	1715mm x 3200mm	5' 8" x 10' 6"
<b>Bedroom 2</b>	2928mm x 4295mm	9' 7" x 14' 1"
<b>Bathroom</b>	2450mm x 2000mm	8' 0" x 6' 7"

## APARTMENT FIFTY-ONE



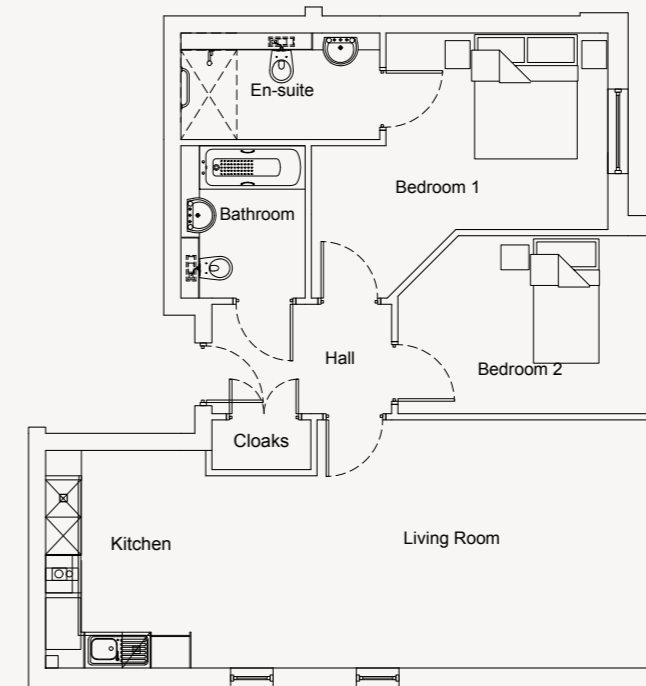
<b>Kitchen/Living</b>	3738mm x 7788mm	12' 3" x 25' 7"
<b>Bedroom 1</b>	4265mm x 5013mm	14' 0" x 16' 5"
<b>En-suite</b>	1715mm x 3200mm	5' 8" x 10' 6"
<b>Bedroom 2</b>	2928mm x 4295mm	9' 7" x 14' 1"
<b>Bathroom</b>	2450mm x 1991mm	8' 0" x 6' 6"

## APARTMENT FIFTY



<b>Kitchen/Living</b>	3738mm x 7113mm	12' 3" x 23' 4"
<b>Bedroom 1</b>	3715mm x 3713mm	12' 2" x 12' 2"
<b>Bathroom</b>	2450mm x 2001mm	8' 0" x 6' 7"

## APARTMENT FIFTY-TWO



<b>Kitchen/Living</b>	3738mm x 8238mm	12' 3" x 27' 0"
<b>Bedroom 1</b>	3715mm x 3713mm	12' 2" x 12' 2"
<b>Bathroom</b>	2450mm x 2000mm	8' 0" x 6' 7"



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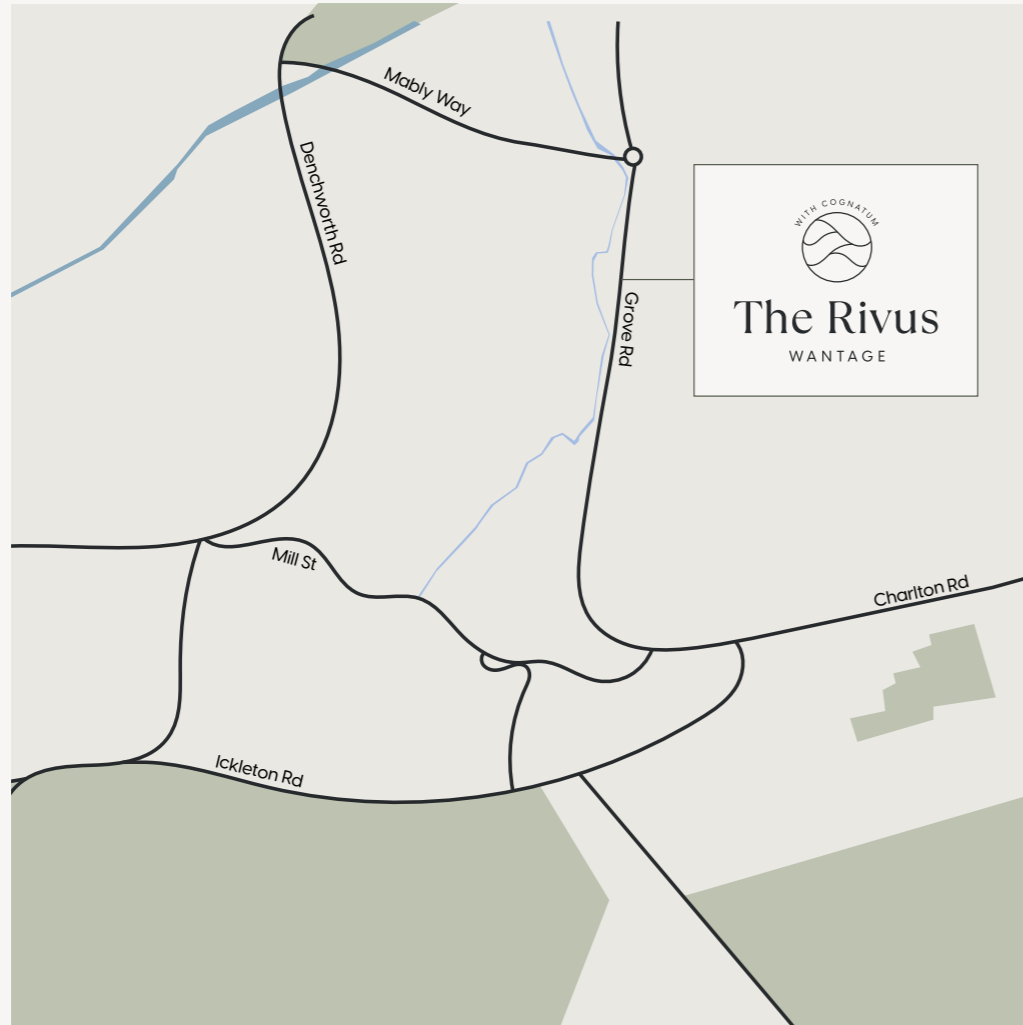
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property@cognatum.co.uk  
www.cognatum.co.uk

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Designed by Antler

Cognatum

