



SIMPLE LIFE



FORNHAM
PLACE

BURY ST EDMUNDS
IP32 6TN



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FORNHAM PLACE

A WONDERFUL DEVELOPMENT OF 2 & 3 BEDROOM HOMES EXCLUSIVELY TO RENT.



LOCATION INFORMATION

We're delighted to present Fornham Place, split across two sites, part of the Marham Park village development on the outskirts of the desirable town, Bury St Edmunds.

This development boasts a rural setting with a great number of walking routes to enjoy including the new 35-acre country park within Marham Park itself. Fornham Place delivers the best of both worlds as you will be a short distance away from independent

shops, cafes and a popular weekly market in Bury St Edmunds.

The site benefits from proximity to 20 schools rated 'Good' or 'Outstanding' by Ofsted, including Howard Primary School and the Albany. For even more leisure and shopping opportunities the Arc shopping centre and Western Way Retail Parks are nearby, providing a range of retail stores, restaurants and a multi-purpose cultural venue.

Transport links are highly accessible from Fornham Place too, being just over a mile from the A14, Bury St Edmunds train station also allowing direct services to Ipswich, Cambridge, Norwich and onwards to London.

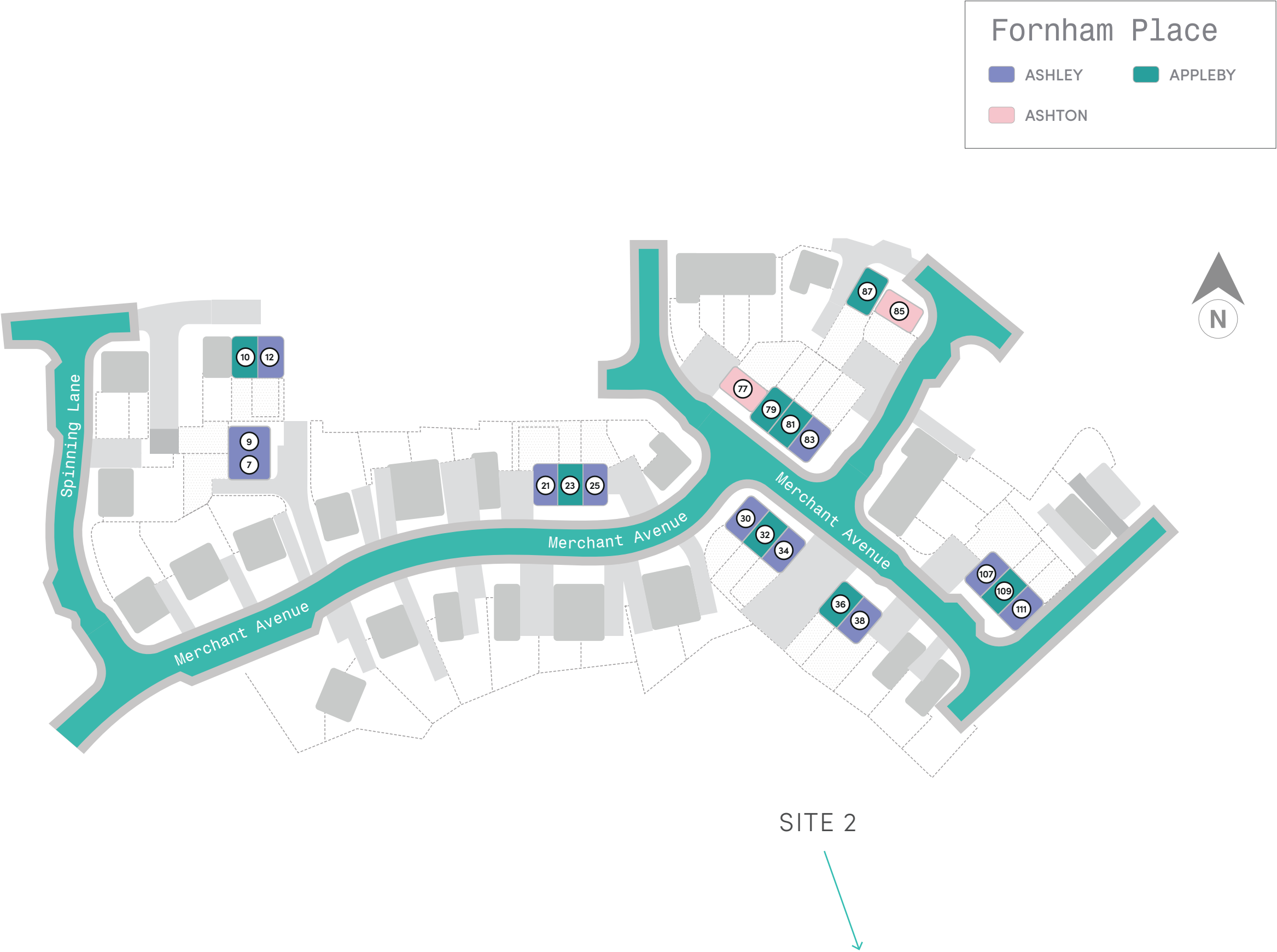
To visit the site, use postcode IP32 6TN with the site north of Markham Parkway.



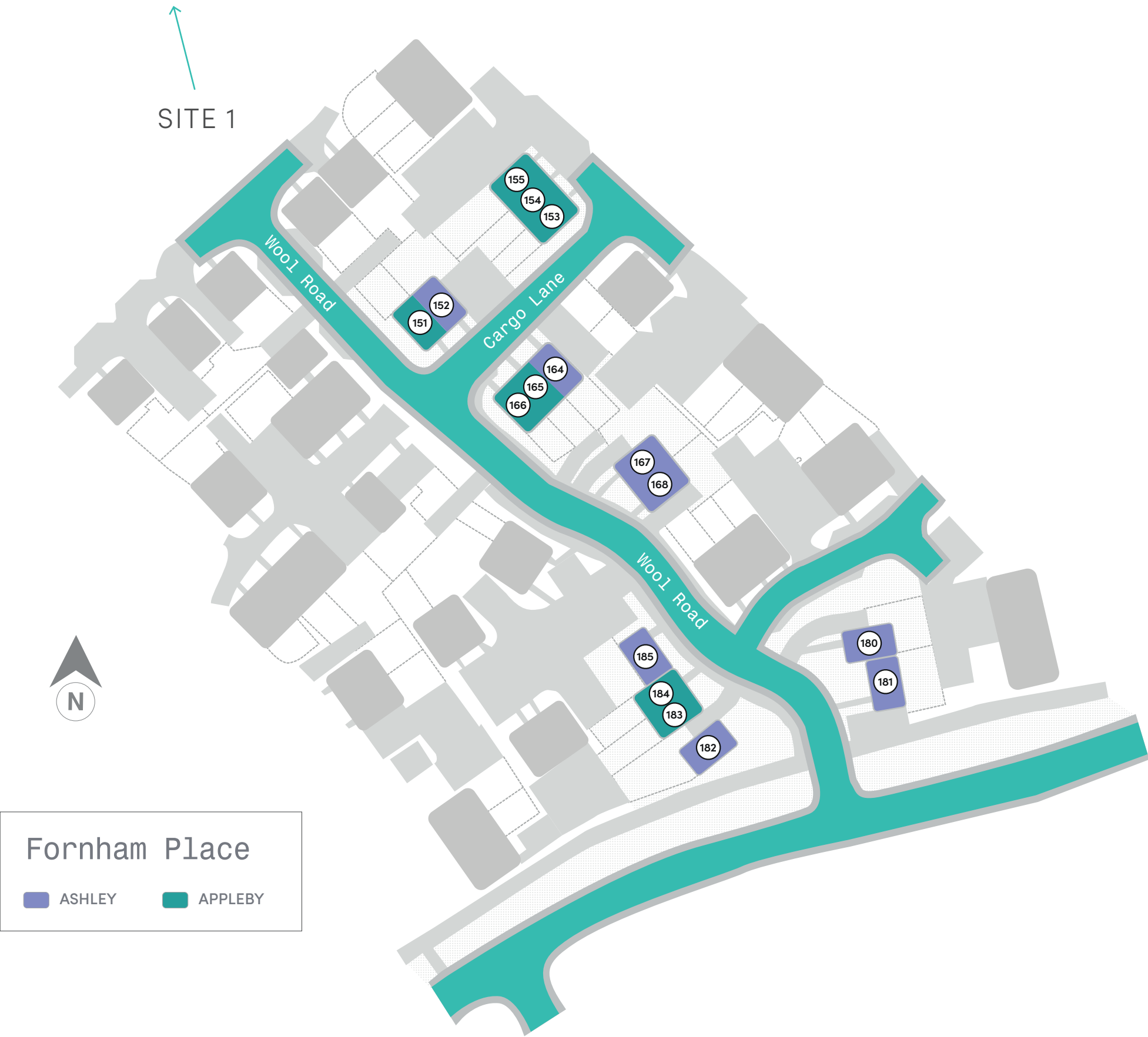
FORNHAM PLACE LOCATION MAP



FORNHAM PLACE SITE 1 MAP



FORNHAM PLACE SITE 2 MAP



EXCLUSIVELY FOR RENT



Images for demonstrational purposes only. Spec and decor may differ.

APPLEBY

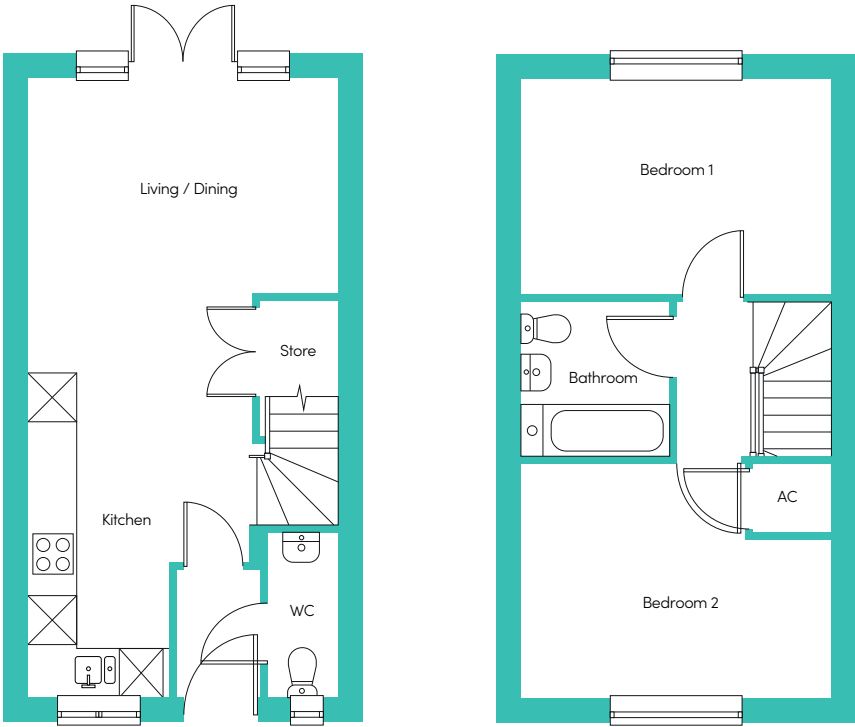
2 BEDROOM HOME

Entering the porch of the Appleby, you step through into a wonderful open plan kitchen space, before moving into the living and dining area complete with under stairs store cupboard. French windows lead out to your private garden.

Upstairs, you will find two good sized double bedrooms and family bathroom complete with shower over bath.

The Appleby offers a comfortable space for couples wanting some extra room or young families finding their first home.

- THE PROPERTY INCLUDES:
- Car Parking Space
 - Security Alarm
 - Dishwasher
 - Fridge-freezer
 - Washing machine
 - Modern kitchen worktops and units
 - Carpets up the stairs and in the bedrooms
 - Wood-effect flooring downstairs
 - Private back garden



APPLEBY 2 BEDROOM HOME

GROUND FLOOR

Living/Dining
4.21 x 4.57m (13'10" x 15'0")†

Kitchen
3.12 x 3.88m (10'3" x 12'9")†

FIRST FLOOR

Bedroom 1
4.21 x 2.94m (13'10" x 9'8")

Bedroom 2
4.21 x 3.19m (13'10" x 10'5")†

Bathroom
2.11 x 2.00m (6'11" x 6'7")

These measurements may vary slightly by plot. The external elevations, architectural detailing and floor plans of individual house types may vary from those illustrated. All room sizes are approximate with maximum dimensions. While every effort has been made to ensure that the information contained in this leaflet is correct, it is designed specifically as a guide and we reserve the right to amend the specifications as necessary and without notice. These particulars do not wholly or in part constitute a contract or agreement and are for general guidance only. Images are indicative only. † Denotes longest measurement taken.

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ASHLEY

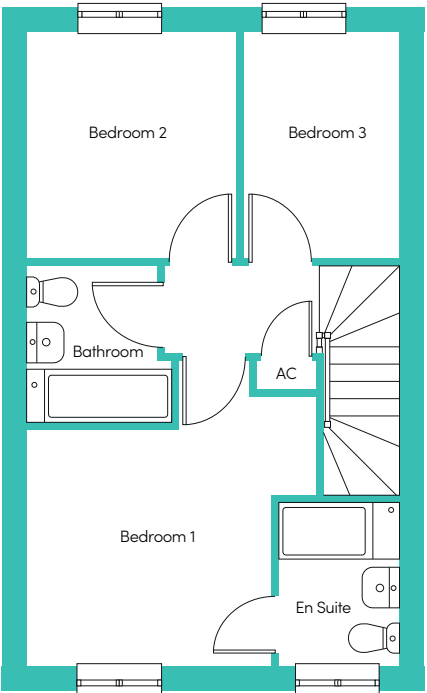
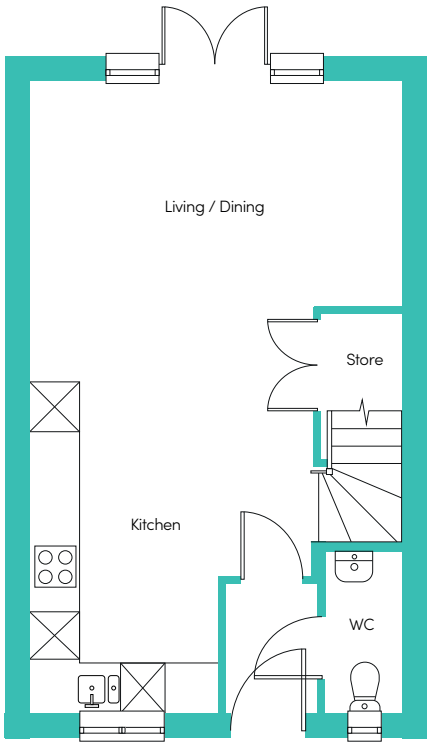
3 BEDROOM HOME

The Ashley is a fantastic three bedroom property offering you flexible entertaining space with family practicality. Downstairs after entering through the porch and past the handy WC is the open kitchen space, leading to your living and dining area. Open plan to create a sense of flow, French windows allow access to your private garden, ideal for summer months expanding your living space.

Upstairs, the main bedroom has its own ensuite, creating a perfect adult haven. There are two further good-sized bedrooms, plus a family bathroom complete with shower and bath.

THE PROPERTY INCLUDES:

- Car Parking Space
- Security Alarm
- Dishwasher
- Fridge-freezer
- Washing machine
- Modern kitchen worktops and units
- Carpets up the stairs and in the bedrooms
- Wood-effect flooring downstairs
- Private back garden



ASHLEY 3 BEDROOM HOME

GROUND FLOOR

Living/Dining
4.95 x 4.57m (16'3" x 15'0")†
Kitchen
2.52 x 3.88m (8'3" x 12'9")†

FIRST FLOOR

Bedroom 1
3.26 x 3.15m (10'8" x 10'4")†
Bedroom 2
2.78 x 3.01m (9'1" x 9'11")
Bedroom 3
2.08 x 3.01m (6'10" x 9'11")
Bathroom
1.91 x 2.08m (6'3" x 6'10")†

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ASHTON

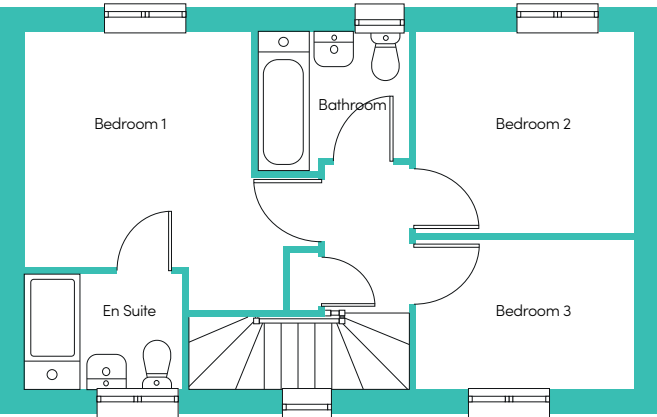
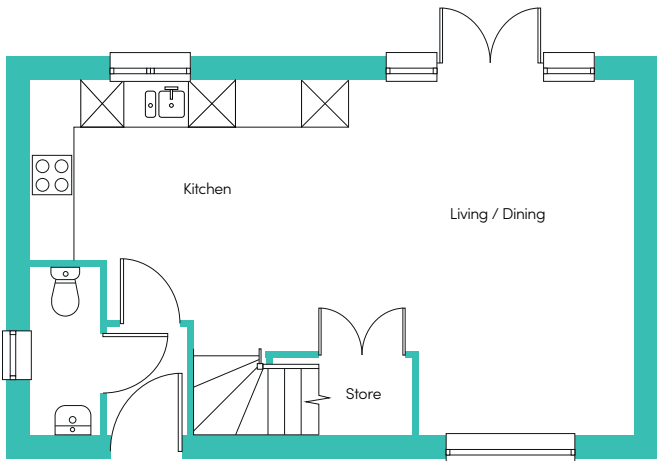
3 BEDROOM HOME

With the Ashton, you get a wonderful looking property with the space and practicality ideal for family life. The downstairs consists of an open kitchen, living and dining area with aspect both to the front and rear of the house, plus French windows opening to your private garden. A downstairs WC and store cupboard provide extra space.

Upstairs, three bedrooms come off a central landing. The main bedroom comes complete with ensuite shower room, whilst a family bathroom opposite the stairs includes a shower over bath.

THE PROPERTY INCLUDES:

- Car Parking Space
- Security Alarm
- Dishwasher
- Fridge-freezer
- Washing machine
- Modern kitchen worktops and units
- Carpets up the stairs and in the bedrooms
- Wood-effect flooring downstairs
- Private back garden



ASHTON 3 BEDROOM HOME

GROUND FLOOR

Living/Dining
4.57 x 4.95m (15'0" x 16'3")†
Kitchen
3.88 x 2.52m (12'9" x 8'3")†

FIRST FLOOR

Bedroom 1
3.15 x 3.26m (10'4" x 10'8")†
Bedroom 2
3.01 x 2.78m (9'11" x 9'1")
Bedroom 3
3.01 x 2.08m (9'11" x 6'10")
Bathroom
1.91 x 2.08m (6'3" x 6'10")†

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TESTIMONIALS

“I would recommend Simple Life to anyone. They are honestly a very caring landlord, you are a person to them, which is great and not what you get from a lot of landlords.”

Charlie Say,
Simple Life customer

"It's a really satisfying feeling knowing Simple Life is looking after our needs and we don't have to worry. If we need to contact them they're always polite and understanding, listening to our concerns. As soon as we saw our house, we fell in love with it, we knew we had to have one."

Kelly Wood,
Simple Life customer

”



TENANT FEES

Permitted Payments under a Simple Life Assured Shorthold

In addition to your Rent, you may be expected to pay any or all of the below before, during, and after your tenancy in line with your Assured Shorthold Tenancy agreement and government legislation:

Fee Type	Details	Date Payable	Amount
Refundable Holding Deposit	A holding deposit will be required in order to secure the property. By paying this holding deposit you give your consent for this said holding deposit to be held on account until your first month's rent becomes due. (Typically within 90 days). The holding deposit will paid towards your first month's rent.	The holding deposit will be collected by Simple Life as soon as you have completed the referencing application form at which point the property will be removed from the market.	Equivalent to one week's rent rounded down to the nearest £10. e.g if your rent is £750 pcm then the holding deposit will be £170.
Simple Life may retain your holding deposit if: · You provide misleading information on your application form · You fail a Right to Rent Check · You change your mind about the property and withdraw your application · You have failed to take reasonable steps to enter into the tenancy			
Refundable Tenancy Deposit	This is your Security Deposit. Your Deposit will be registered with the Deposit Protection Service for the duration of your Tenancy.	The Simple Life Team will contact you to advise when all payments are required.	Equivalent to 5 week's rent.
First Month's Rent	Your first month's rent is due in advance.	The Simple Life Team will contact you to advise when all payments are required.	1 month's rent (less any holding deposit that has been collected).

Tenants may also be charged the following fees for services provided during the tenancy:

Fee Type	Details	Date Payable	Amount
Default Fee	A payment that is required in the event of a default by the tenant: • Lost key • Lost security device giving access to the housing.	Payable on request by the Simple Life Team.	A reasonable cost that has been incurred by the Landlord.
Late Payment Fee	Fee will be added to the Tenant's account when rent falls overdue (by 14 days or more).	Payable when rent falls overdue.	Any fee charged must be no more than 3% above the Bank of England Base Rate (this is only applicable to the late payment fee not a Default Fee).
Variation of Tenancy Fee	Payments on assignment, variation or novation of a tenancy at the tenant's request.	Payable on request by the Simple Life Team following the tenant request.	Capped at £50 or the reasonable costs incurred if greater.
Early Termination Fee	Payments in respect of early termination of a tenancy agreement at the tenant's request.	Payable on request by the Simple Life Team following the tenant request.	Capped at Simple Life's loss of rent.

Any payment is inclusive of VAT. Unless stated otherwise, all payments are non-refundable.

Tenants may be expected to pay additional amounts for services incurred during your tenancy such as: Council Tax, Energy and Utilities, Television Licences, Phone and Internet services. These are not included with your rent or payments to Simple Life. It is the responsibility of the tenant to arrange for payment for these services where applicable.

Criteria for Application

All applications are based on minimum household affordability of 30 x the monthly rent payment. If the applicant has historic or current credit issues such as CCJ's, IVA's, Bankruptcy then these must be disclosed to the letting agent before a holding deposit is paid so they can establish whether you are likely to be accepted for tenancy.

All applicants are referenced through Let Alliance against a criteria agreed with the Landlord and will include proof of identification, proof of residence, credit check, Right to Rent check and proof of income, passing a reference does not constitute acceptance for tenancy and the Landlord can decline an applicant without reason. All offers to tenancy are made Subject to Contract.

Accurate as of May 2020

COMMUNITIES

A house is not just a home, but also where you put down roots and establish yourself in a community of neighbours and friends. At Simple Life we feel it is just as important to have a sense of place within your street as it is to enjoy your internal space. As such, we help to organise community events throughout the year across our developments, bringing the neighbourhood together.

From Easter Egg Hunts to funding support for local schools, Simple Life aims to enhance and expand engagement projects and establish each new development as a hub for residents to **Settle for More**.

ABOUT US

Simple Life customers are offered the remarkable opportunity to rent a brand new quality home from a professional and reliable landlord. We take pride in our homes and the communities we create, so we ensure that your home is kept in excellent working order and to high standards throughout the duration of your tenancy.

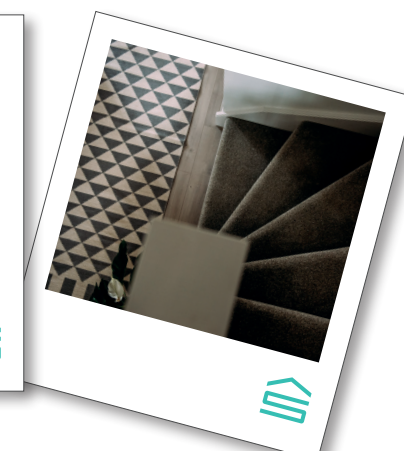
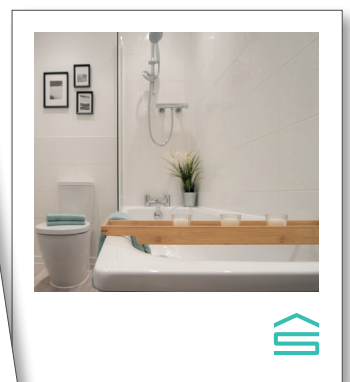
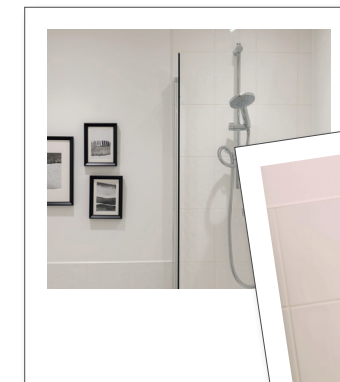
When it comes to quality affordable rental properties, we recognise that many private landlords may struggle to offer the level of service that you deserve as a tenant, and we want to change that!

From cleverly integrated appliances to cosy carpets, we've thought of every little detail in your Simple Life home. And because our neighbourhoods are designed to add character and complement their surroundings perfectly, we build properties in both render and brick to create a harmonious mix – so your home will be as individual as you are.

Being part of the Simple Life family means you'll soon be living in the heart of a friendly and like-minded community, with everything you need right on your doorstep. So you'll find handy transport links nearby, and great schools, shops and amenities just minutes away.

With over 3000 properties now built across the UK, Simple Life will make you feel right at home, wherever that may be.

OUR SPEC





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