



SIMPLE LIFE



BERTHA PARK

PERTH
PH1 3JE



CONTENTS

- LOCAL INFORMATION 4
- LOCATION MAP..... 5
- SITE MAP..... 6
- PROPERTY INFORMATION
 - LOCKHART - 2 BEDROOM HOME.....8
 - FENTON - 3 BEDROOM HOME.....10
 - CAMPBELL - 4 BEDROOM HOME12
- TESTIMONIALS 14
- RESIDENT FEES..... 15
- COMMUNITY ENGAGEMENT..... 16
- ABOUT US 16
- OUR SPEC 17

BERTHA PARK

SIMPLE LIFE IS PROUD TO PRESENT BERTHA PARK AN OFFERING OF 2, 3 & 4 BED HOMES FOR RENT IN A STUNNING NEW COUNTRYSIDE COMMUNITY ON THE OUTSKIRTS OF PERTH.



BERTHA PARK LOCATION MAP



LOCATION INFORMATION

Situated on the edge of Bertha Loch, residents can enjoy access to beautiful walking & cycle routes whilst the wider village features local shops, leisure and medical facilities making this development the perfect place to call home.

For the nightlife lovers, Perth is blessed with a wide array of bars, restaurants as well as Perth playhouse and an art deco cinema, whilst the shoppers benefit from Perth's high street as well as Inveralmond Retail Park less than three miles from site.

If you're looking for a convenient commuting point to Edinburgh or Glasgow, Bertha Park is the ideal

choice with Perth train station being the key transport hub for rail journeys throughout Scotland less than three miles from site. Alternatively, the nearby M90, A9 and A93 will take you to all of Scotland's six cities by road.

For families with children, there are 10 primary and secondary schools within five miles of the site including Tulloch, Perth Primary school and Perth High School which is conveniently located on Bertha Park itself.

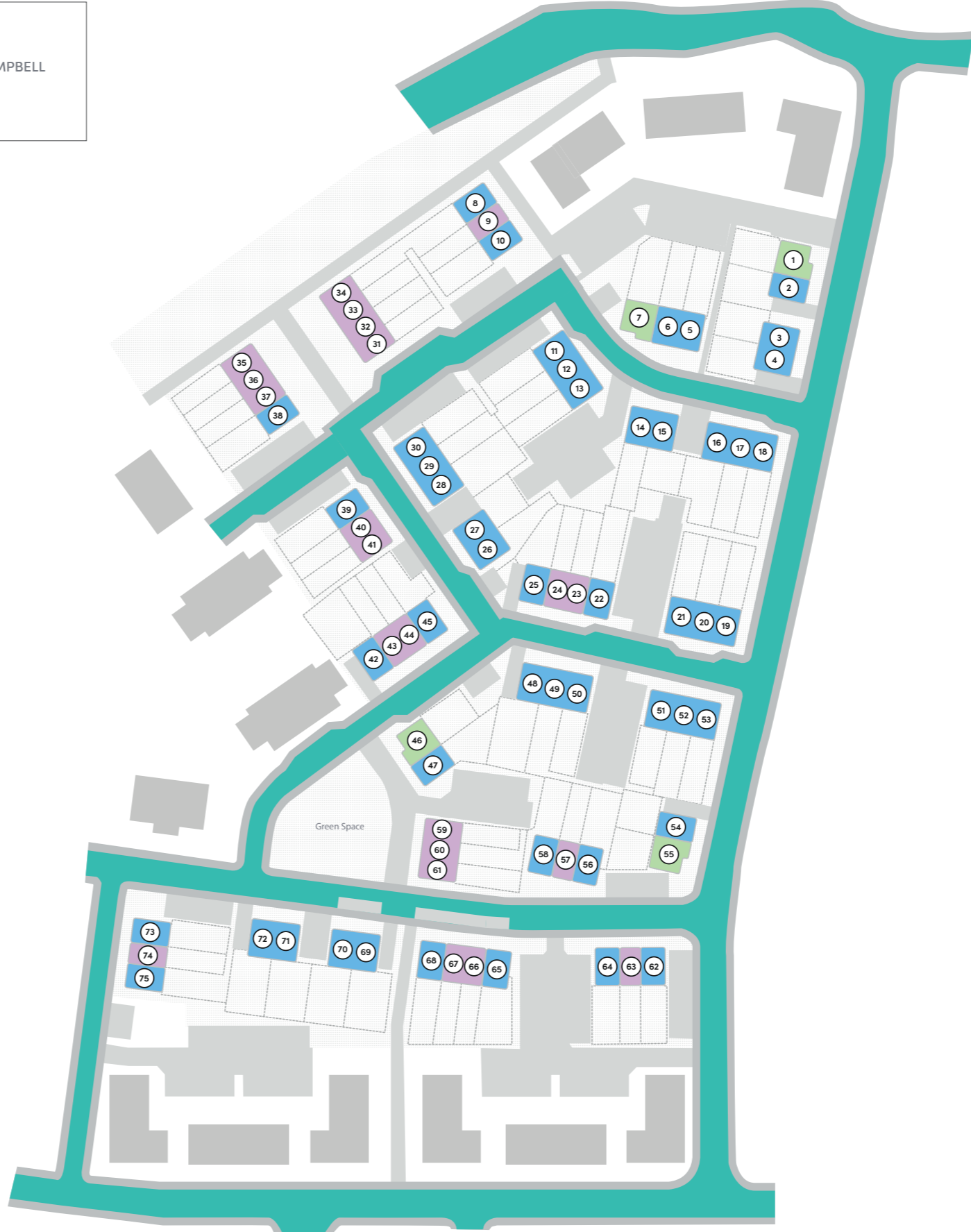
To access the site use postcode PH1 3JE.



BERTHA PARK SITE MAP

Bertha Park

- LOCKHART
- CAMPBELL
- FENTON



EXCLUSIVELY FOR RENT



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

LOCKHART 2 BEDROOM HOME

Introducing the Lockhart, a two bedroom home perfectly designed for modern living.

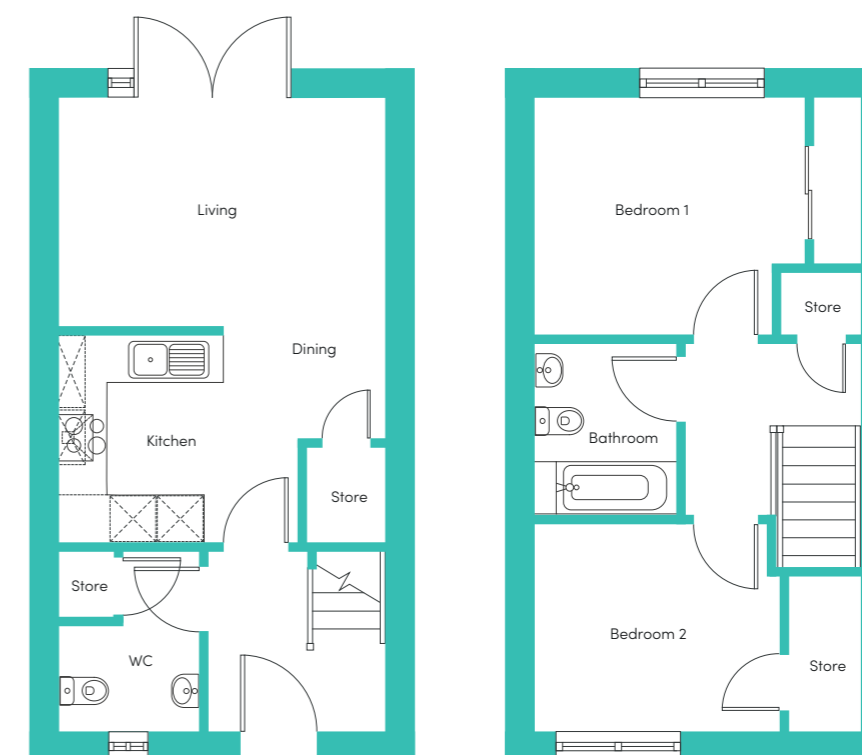
As you enter the Lockhart, you're welcomed by an entrance hall with a large downstairs cloakroom to one side. The ground floor features an open plan kitchen/diner fully fitted with appliances that progresses into your beautiful living space with French windows to lead you outdoors to your private outdoor haven.

Upstairs, you'll find two spacious double bedrooms, one featuring a fitted, mirrored wardrobe whilst the other benefits from built in storage. The first floor includes a modern, family bathroom and a storage cupboard on the landing.

THE PROPERTY INCLUDES:

- Parking space
- Security alarm system
- Dishwasher
- Fridge freezer
- Washing/drying machine
- All properties internally wired to connect to phone, internet and TV providers*
- Modern kitchen worktops and units
- Carpets up the stairs and in the bedrooms
- Private back garden
- Blinds in the bedrooms

*Please be aware it's the resident's responsibility to sort with their chosen supplier and aerials are not provided by the landlord.



LOCKHART 2 BEDROOM HOME

GROUND FLOOR

Kitchen/Dining
4.18 x 2.75m (13'9" x 9'0")†

Living
4.18 x 2.95m (13'9" x 9'8")

FIRST FLOOR

Bedroom 1
4.18 x 3.02m (13'9" x 9'11")†

Bedroom 2
4.18 x 2.64m (13'9" x 8'9")†

Bathroom
1.83 x 2.20m (6'0" x 7'3")

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. † Denotes longest measurement taken.

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FENTON 3 BEDROOM HOME

The Fenton is a three bedroom home ideal for couples and families alike.

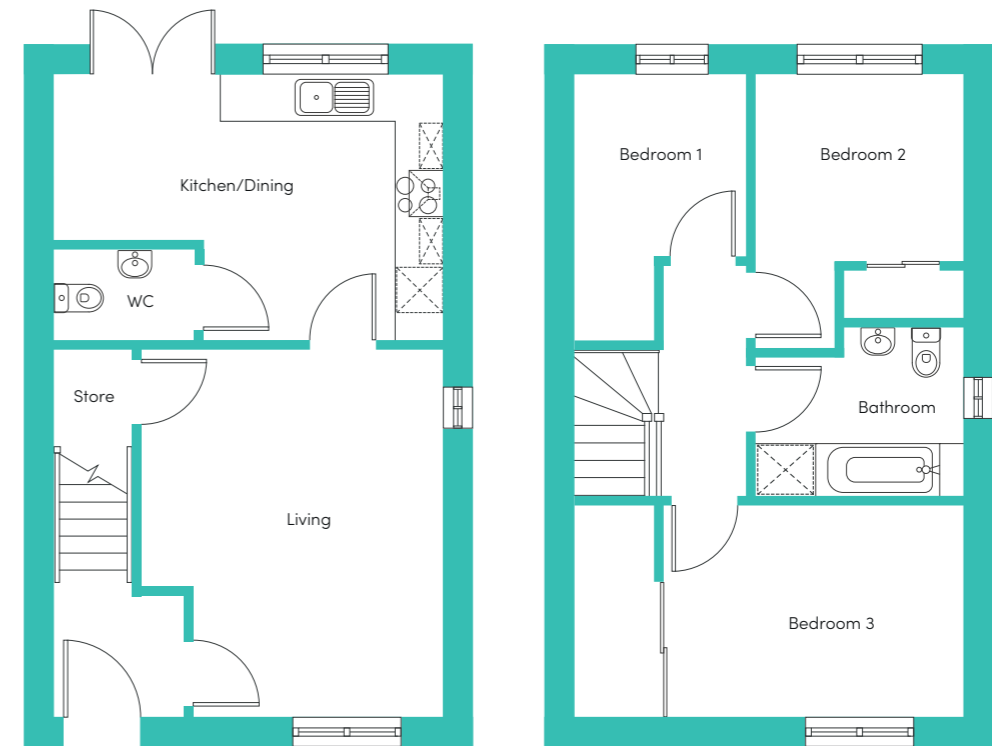
The downstairs offers an attractive living room including a convenient storage cupboard towards the front of the property, whilst towards the rear there is an open plan kitchen/dining area with a range of contemporary fitted cabinets and intergraded appliances. This room is the heart of the home featuring a set of French windows onto the private back garden.

Upstairs, there is a generously proportioned main bedroom with fitted wardrobes as well as two further bedrooms, one of which includes a fitted wardrobe for extra storage. You'll also find your modern, family bathroom on this floor.

THE PROPERTY INCLUDES:

- Parking space
- Security alarm system
- Dishwasher
- Fridge freezer
- Washing/drying machine
- All properties internally wired to connect to phone, internet and TV providers*
- Modern kitchen worktops and units
- Carpets up the stairs and in the bedrooms
- Private back garden
- Blinds in the bedrooms

*Please be aware it's the resident's responsibility to sort with their chosen supplier and aerials are not provided by the landlord.



FENTON 3 BEDROOM HOME

GROUND FLOOR

Kitchen/Dining
4.95 x 3.36m (16'3" x 11'0")†

Living
3.82 x 4.26m (12'6" x 14'0")†

FIRST FLOOR

Bedroom 1
3.76 x 2.66m (12'4" x 8'9")

Bedroom 2
2.60 x 3.44m (8'7" x 11'4")†

Bedroom 3
2.27 x 2.30m (7'6" x 7'7")†

Bathroom
2.63 x 2.60m (8'8" x 8'7")†

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CAMPBELL 4 BEDROOM HOME

The Campbell is a beautiful, four bedroom home.

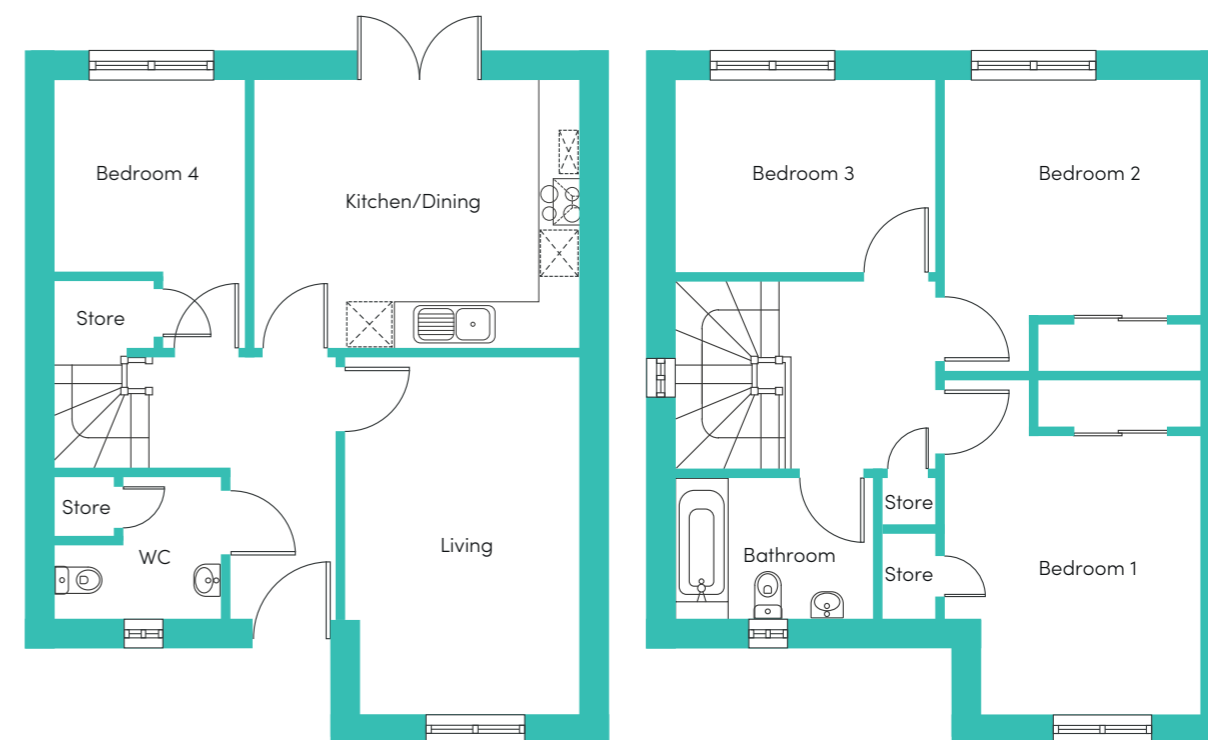
This ground floor delivers a bright and spacious living room at the front of the property, whilst towards the back is a kitchen fully fitted with appliances featuring a set of French windows. This floor layout also includes one of the four bedrooms with an inbuilt storage cupboard. The ground floor also comes equipped with a useful downstairs WC.

Upstairs there are three double bedrooms, two of which include fitted, mirrored wardrobes. This floor also includes a modern, family bathroom and a convenient storage cupboard on the landing.

THE PROPERTY INCLUDES:

- Parking space
- Security alarm system
- Dishwasher
- Fridge freezer
- Washing/drying machine
- All properties internally wired to connect to phone, internet and TV providers*
- Modern kitchen worktops and units
- Carpets up the stairs and in the bedrooms
- Private back garden
- Blinds in the bedrooms

*Please be aware it's the resident's responsibility to sort with their chosen supplier and aerials are not provided by the landlord.



CAMPBELL 4 BEDROOM HOME

GROUND FLOOR

Kitchen/Dining
4.25 x 3.42m (14'10" x 11'3")

Living
3.08 x 4.56m (10'2" x 15'0")†

FIRST FLOOR

Bedroom 1
3.29 x 4.16m (10'10" x 13'8")†

Bedroom 2
3.29 x 3.28m (10'10" x 10'9")

Bedroom 3
3.31 x 2.44m (10'0" x 8'0")⁰

Bedroom 4
2.35 x 3.42m (7'9" x 11'3")†

Bathroom
2.52 x 1.70m (8'3" x 5'7")

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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

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OUR 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:

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 CCJs, IVAs, 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.

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 be 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.
<p>Simple Life may retain a proportion of your holding deposit if:</p> <ul style="list-style-type: none"> 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 <p>The following amounts will be deducted from your holding deposit should your application not progress to the next stage:</p> <ul style="list-style-type: none"> £50.00+VAT per property £25.00+VAT per applicant and/or guarantor <p>You will be refunded the remaining amount of your holding deposit once the above costs have been deducted.</p>			
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).

Residents 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 resident: • Lost key • Lost security device giving access to the housing.	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.
Late Payment Fee	Fee will be added to the resident's account when rent falls overdue (by 14 days or more).	The Simple Life Team will contact you to advise when all payments are required.	Equivalent to 5 week's rent.
Variation of Tenancy Fee	Payments on assignment, variation or novation of a tenancy at the resident's request.	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).
Early Termination Fee	Payments in respect of early termination of a tenancy agreement at the resident's request.	Payable on request by the Simple Life Team following the resident request.	Capped at Simple Life's loss of rent.

Any payment is inclusive of VAT. Unless stated otherwise, all payments are non-refundable. Residents 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 resident to arrange for payment for these services where applicable.

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 customer, and we want to change that!

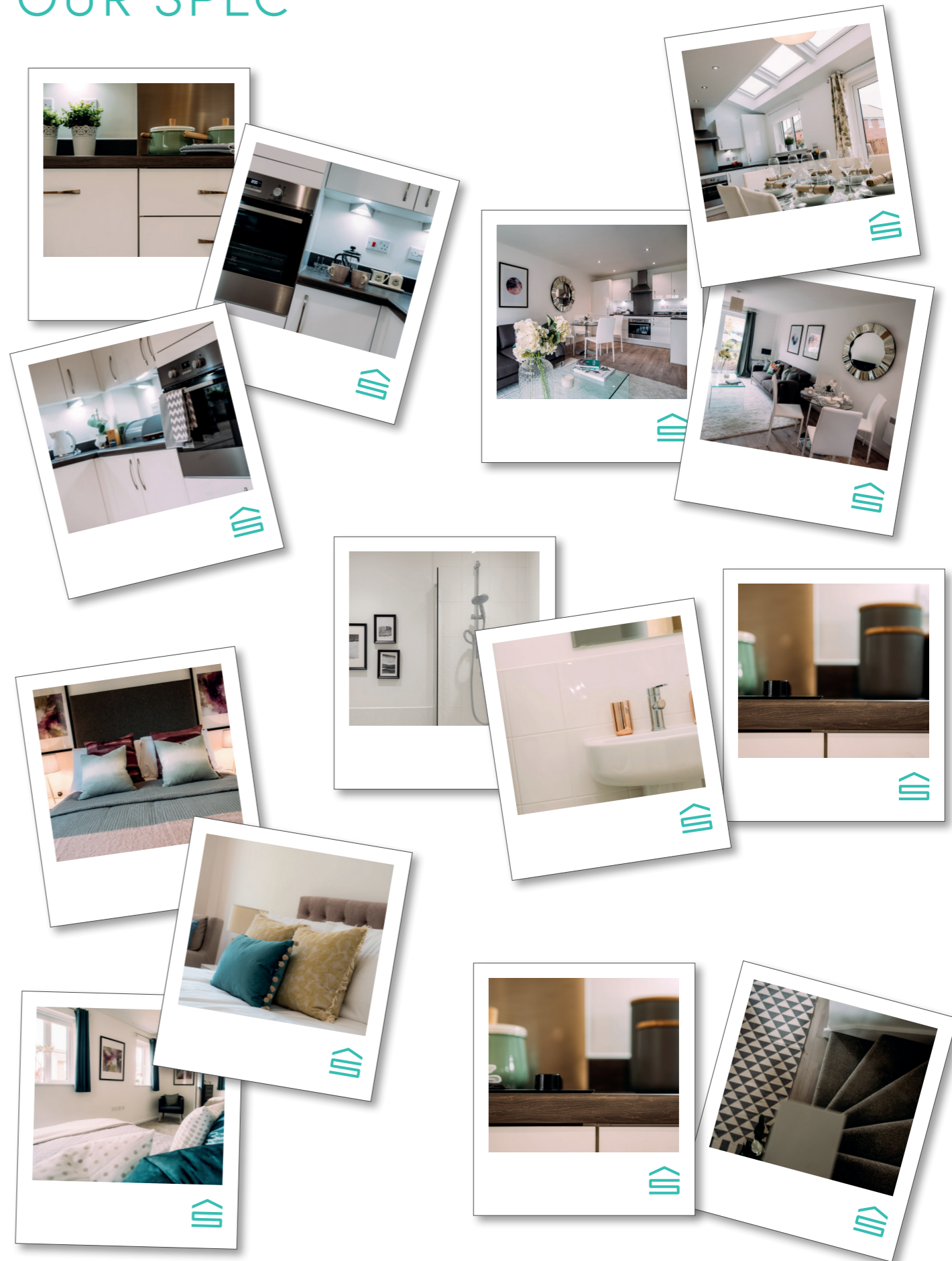
From cleverly integrated appliances to cosy carpets, we've thought of every little detail in your Simple Life home. And because our neighbourhoods are designed to add character and complement their surroundings perfectly, we build properties in both render and brick to create a harmonious mix – so your 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 4,400 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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