



SIMPLE LIFE



RIVERS EDGE

WARRINGTON
WA4 6AR



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RIVERS EDGE

WELCOME TO RIVERS EDGE, A STUNNING WATERSIDE DEVELOPMENT LOCATED LESS THAN A MILE AWAY FROM WARRINGTON TOWN CENTRE.



LOCATION INFORMATION

Rivers Edge offers two, three and four bed homes for rent just south of Warrington. This brand new development comes as part of larger growth plans, set to transform this part of the waterfront around the River Mersey into a place-making feature.

Located just a 10 minute walk from Warrington Bank Quay station, Rivers Edge is ideally placed for direct links to Manchester, Edinburgh and London. This stunning riverside neighbourhood will make the ideal new home, surrounded by leafy canals whilst only being a 20 minute walk

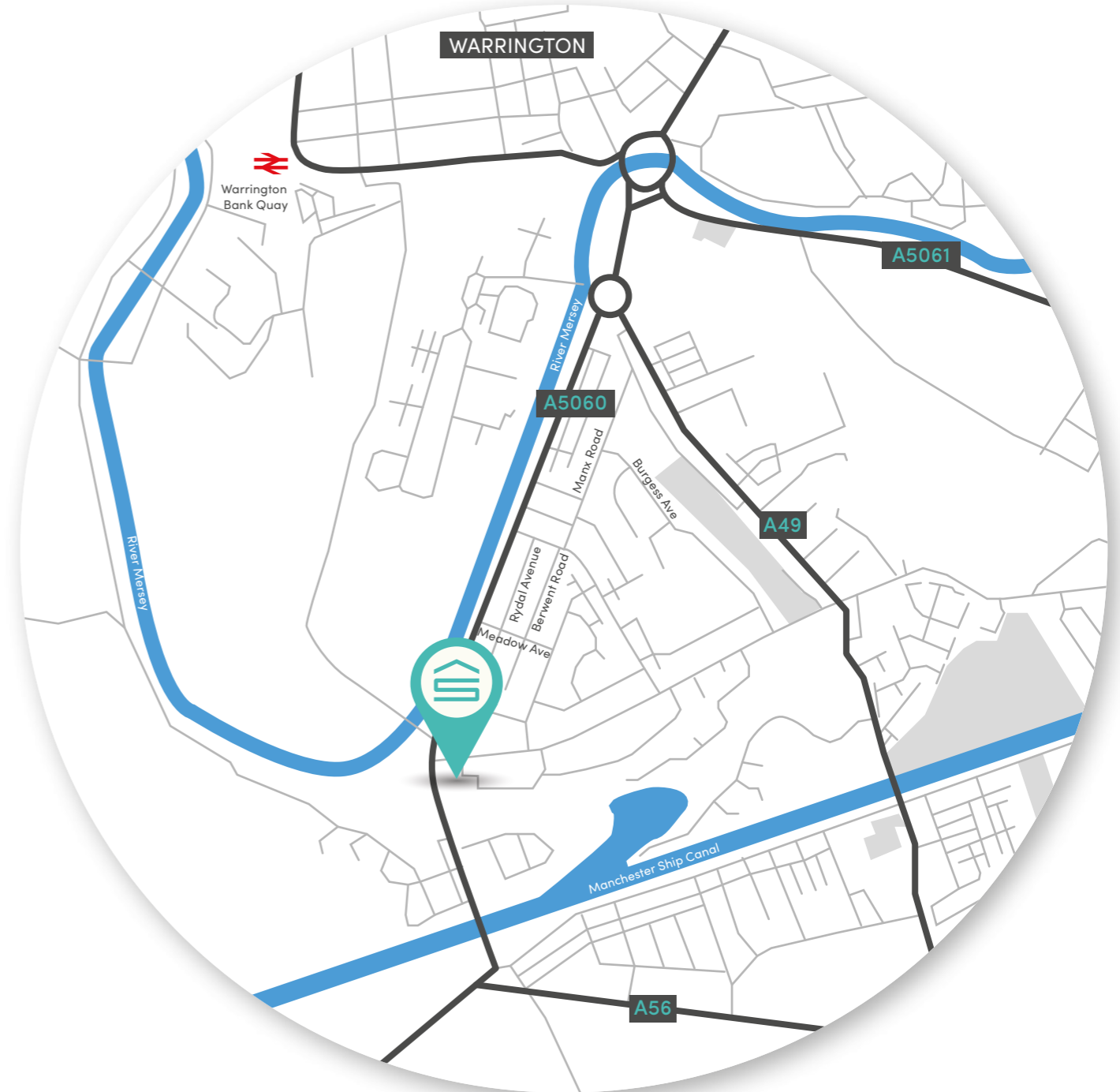
into Warrington Town Centre for a wide selection of shops and restaurants.

The area is well served by both primary and secondary schools including the Latchford Primary school and Stockton Primary School and just a 15 minute drive to Gulliver's World theme park makes Rivers Edge the ideal home for families.

To access the site use postcode WA4 6AR.



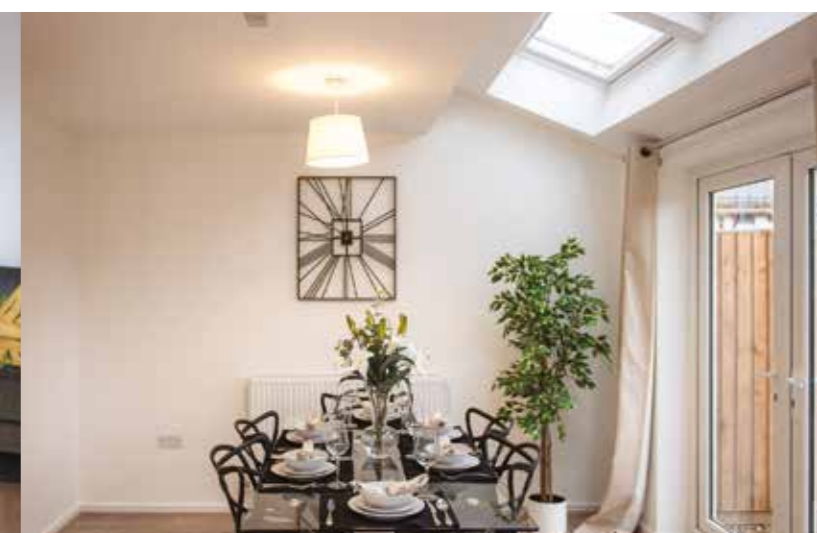
RIVERS EDGE LOCATION MAP



RIVERS EDGE SITE MAP



EXCLUSIVELY FOR RENT



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

ASHWELL 3 BEDROOM HOME

The Ashwell is a beautiful home both inside and out, built with high specification and you in mind.

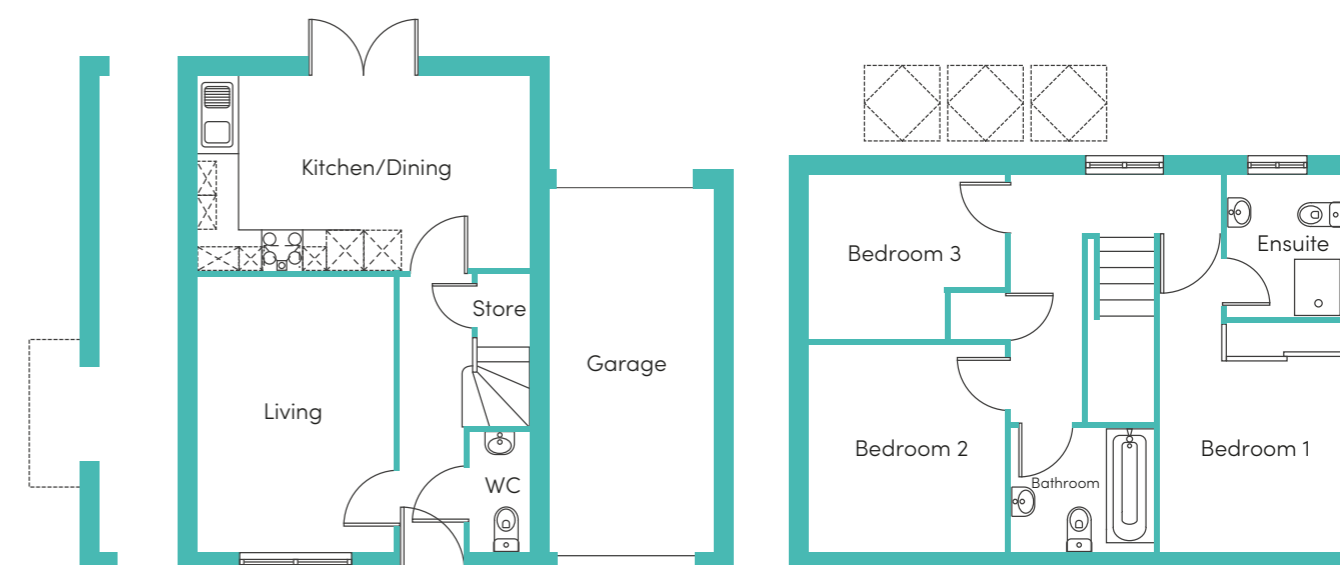
Entering through the front door, you are welcomed by a stunning hallway, leading you to a spacious living room and integrated kitchen/dining area with fabulous skylights, making for a great entertaining and family space. The kitchen has French windows that lead out into the private garden lead out into the private garden. There is also a drive-through garage attached to the side of the house.

Upstairs you will find a main bedroom with an en-suite bathroom, a double bedroom and a single bedroom, and a family sized bathroom. This property offers plenty of natural lighting and beautiful flooring throughout, as well as a Scandinavian inspired interior with a pale décor that makes for the perfect setting for your furnishings.

THE PROPERTY INCLUDES:

- Parking space
- Security alarm system
- Fitted wardrobes to main bedroom
- Dishwasher
- Fridge freezer
- Washing/drying machine
- Oven and hob
- All properties internally wired to connect to phone, internet and TV providers*
- Light wash wood effect flooring
- Dark worktops
- Modern, white kitchen units
- Light wood or white interior doors
- Light grey carpets in the bedrooms and up the stairs
- Outside taps for watering the garden
- Patio area in the private back garden

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



ASHWELL 3 BEDROOM HOME

GROUND FLOOR

Kitchen/Dining
3.14 x 5.33m (10'3" x 17'5")†

Living
4.40 x 3.19m (14'5" x 10'5")

FIRST FLOOR

Bedroom 1
4.83 x 2.86m (15'10" x 9'4")

Bedroom 2
3.2 x 3.05m (10'5" x 10')

Bedroom 3
2.53 x 3.05m (8'3" x 10')

Bathroom
2.21 x 1.94m (7'3" x 6'4")

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ELLESMERE 3 BEDROOM HOME

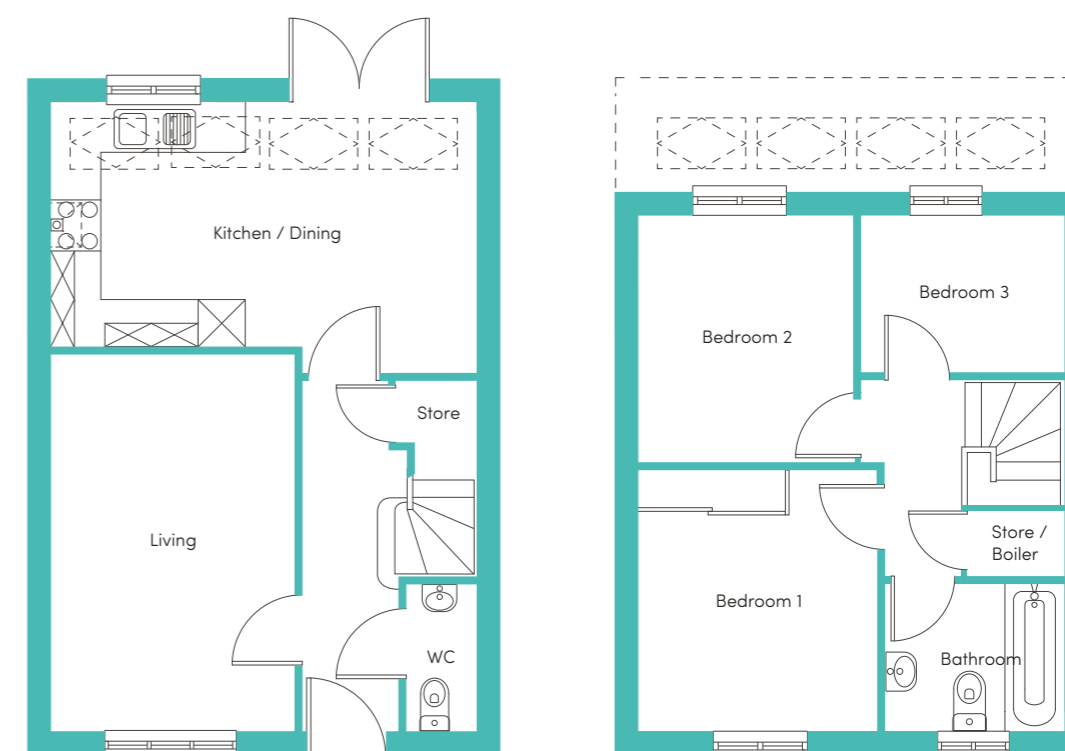
The Ellesmere is a stunning home built with your needs in mind. Downstairs, there is a generous living room, hallway and WC. The rear of the property has a magnificent living/kitchen area with a range of contemporary fitted units with integrated appliances. The room has French windows opening onto and overlooking the rear garden as well as a series of skylights which flood the room with light – an ideal space for both family time and entertaining.

Upstairs there is a spacious family bathroom complete with a bath and shower, the main bedroom is with fitted, mirrored wardrobes and two further well-proportioned bedrooms. At the top of the stairs you will also find a handy store cupboard.

THE PROPERTY INCLUDES:

- Parking space
- Security alarm system
- Fitted wardrobes to main bedroom
- Dishwasher
- Fridge freezer
- Washing/drying machine
- Oven and hob
- All properties internally wired to connect to phone, internet and TV providers*
- Light wash wood effect flooring
- Dark worktops
- Modern, white kitchen units
- Light wood or white interior doors
- Light grey carpets in the bedrooms and up the stairs
- Outside taps for watering the garden
- Patio area in the private back garden

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ELLESMERE 3 BEDROOM HOME

GROUND FLOOR

Kitchen/Dining
5.42 x 3.45m (17'10" x 11'4")†

Living
3.09 x 4.83m (10'2" x 15'11")

FIRST FLOOR

Bedroom 1
3.04 x 3.36m (10'0" x 11'0")

Bedroom 2
2.74 x 3.16m (9'0" x 10'5")

Bedroom 3
2.61 x 2.00m (8'7" x 6'7")

Bathroom
2.31 x 1.92m (7'7" x 6'4")

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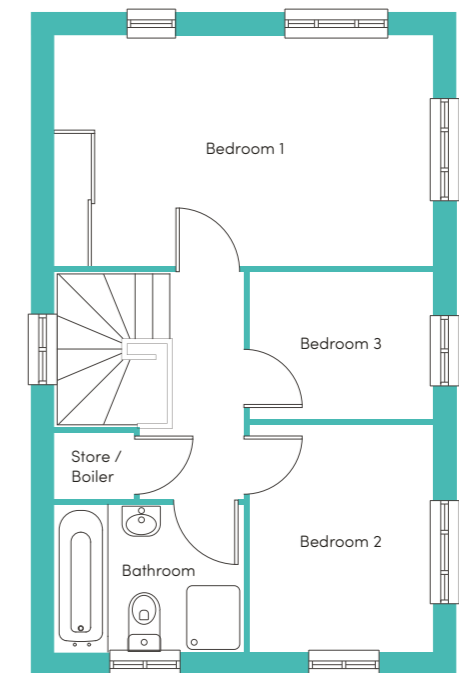
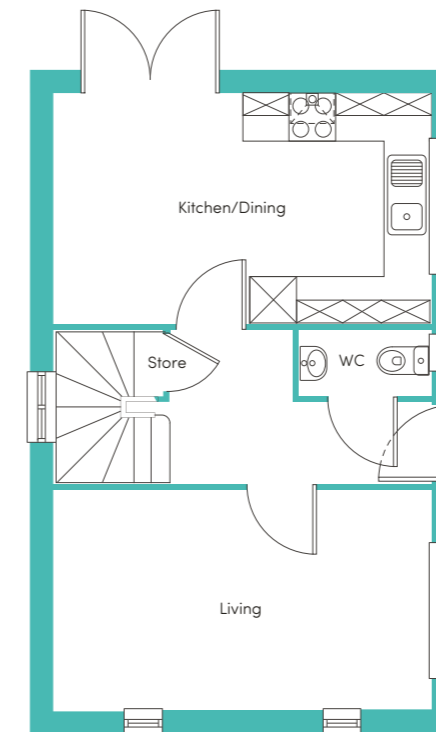
GRANTHAM 3 BEDROOM HOME

The welcoming central hallway of the Grantham sits in between the living room and the kitchen. A house designed with you in mind, the spacious lounge provides the perfect area to relax, whilst the dining/kitchen area provides a great place to spend time and entertain with its French windows opening on to the garden. A WC is conveniently situated off the hallway, completing the downstairs.

Upstairs, the house has a large main bedroom with fitted, mirrored wardrobes, and a further two bedrooms. A stylish family bathroom with a separate bath and shower provides the best of both worlds, whilst a store room on the landing provides a space to store bits and pieces.

THE PROPERTY INCLUDES:

- Parking space
- Security alarm system
- Fitted wardrobes to main bedroom
- Dishwasher
- Fridge freezer
- Washing/drying machine
- Oven and hob
- All properties internally wired to connect to phone, internet and TV providers*
- Light wash wood effect flooring
- Dark worktops
- Modern, white kitchen units
- Light wood or white interior doors
- Light grey carpets in the bedrooms and up the stairs
- Outside taps for watering the garden
- Patio area in the private back garden



GRANTHAM 3 BEDROOM HOME

GROUND FLOOR

Kitchen/Dining
4.92 x 2.98m (16'2" x 9'10")

Living
4.92 x 2.88m (16'2" x 9'6")

FIRST FLOOR

Bedroom 1
4.92 x 2.98m (16'2" x 9'9")

Bedroom 2
2.40 x 3.02m (7'10" x 9'11")

Bedroom 3
2.40 x 1.90m (7'10" x 6'3")

Bathroom
2.46 x 1.98m (8'1" x 6'6")

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NEW STAMFORD 3 BEDROOM HOME

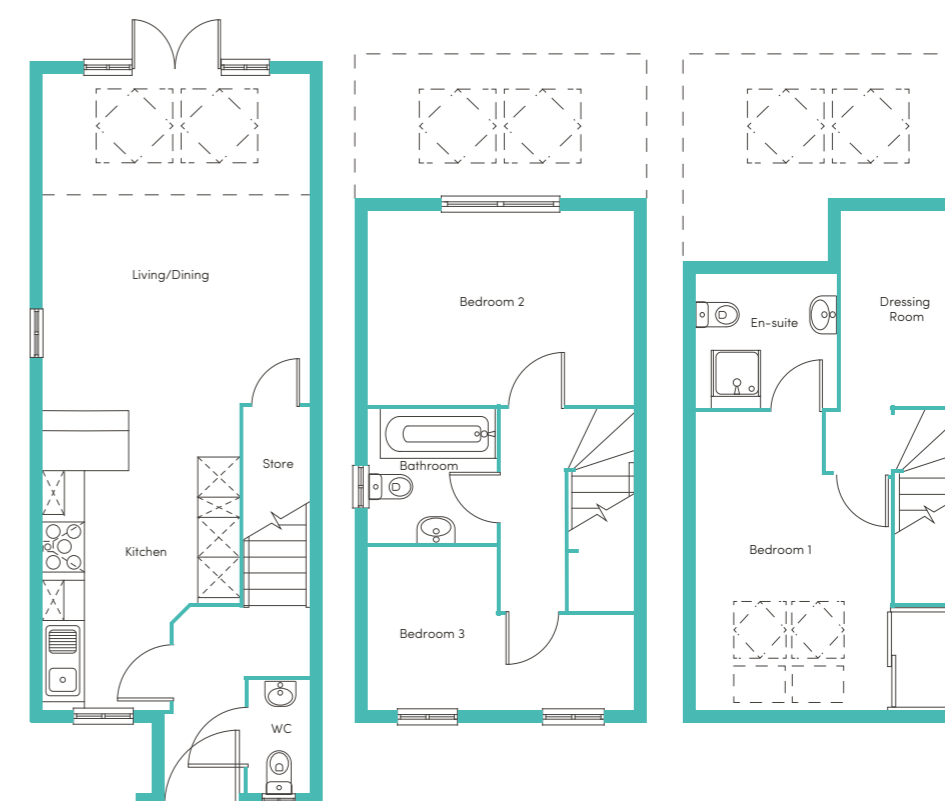
Introducing the New Stamford, this new take on classic design delivers a beautiful home for all the family. As you walk in, you're welcomed by a modern open plan kitchen/dining and living perfect for entertaining and family living. With stunning skylights and French windows leading out to the garden, this spacious area is drenched in natural light on those sunny days. The ground floor also benefits from a convenient WC.

The New Stamford is set across three floors, the first floor featuring two good sized bedrooms and a family bathroom which includes both a bath and shower. The top floor includes a generous master suite including a private en-suite as well as a luxurious dressing room towards the back of the house.

THE PROPERTY INCLUDES:

- Parking space
- Security alarm system
- Fitted wardrobes to main bedroom
- Dishwasher
- Fridge freezer
- Washing/drying machine
- Oven and hob
- All properties internally wired to connect to phone, internet and TV providers*
- Light wash wood effect flooring
- Dark worktops
- Modern, white kitchen units
- Light wood or white interior doors
- Light grey carpets in the bedrooms and up the stairs
- Outside taps for watering the garden
- Patio area in the private back garden

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NEW STAMFORD 3 BEDROOM HOME

GROUND FLOOR

Kitchen
2.94 x 4.57m (9'8" x 15'0")†

Living/Dining
4.00 x 4.95m (13'2" x 16'3")

FIRST FLOOR

Bedroom 2
4.00 x 2.93m (13'2" x 9'7")†

Bedroom 3
4.00 x 2.46m (13'2" x 8'1")†

Bathroom
1.93 x 1.97m (6'4" x 6'6")

SECOND FLOOR

Bedroom 1
4.00 x 4.51m (13'2" x 14'10")†

En-suite
2.07 x 1.98m (6'9" x 6'6")

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WEAVER 3 BEDROOM HOME

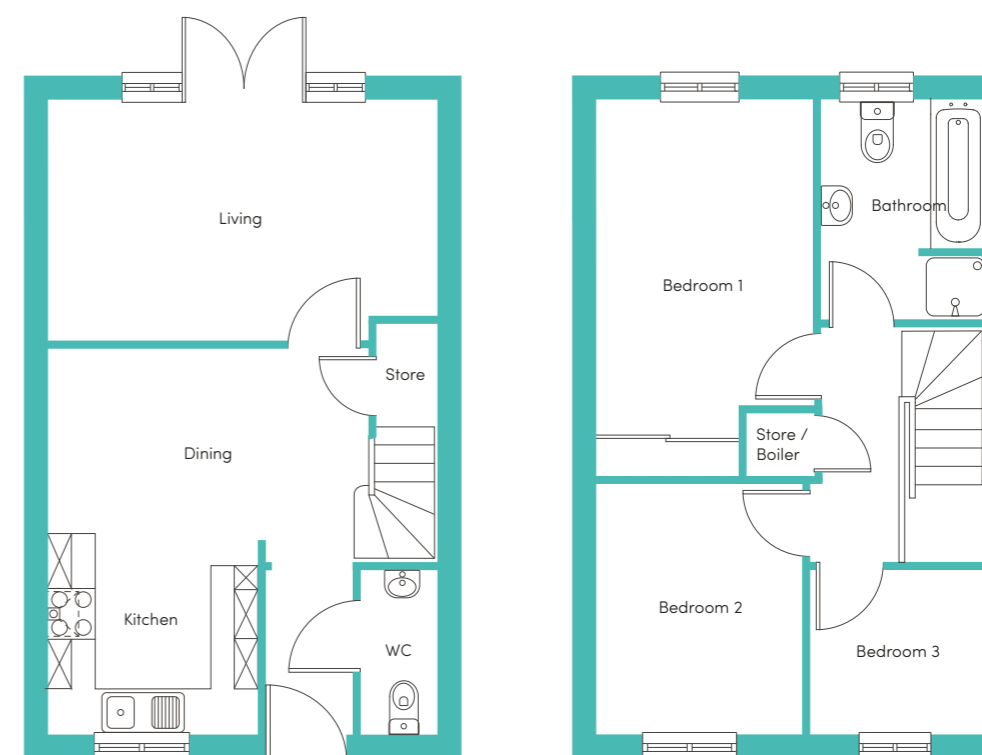
The Weaver is a beautifully designed, modern three bedroom family home. The downstairs offers an open plan kitchen/dining area with a range of contemporary fitted cabinets with integrated appliances. To the rear of the house the living room has a set of French windows which overlook and open onto the back garden, creating a light and spacious environment.

Upstairs there is a generously proportioned main bedroom with fitted, mirrored wardrobes. Additionally there are two further bedrooms to the front of the house as well as a family bathroom, offering great space for young couples and families alike.

THE PROPERTY INCLUDES:

- Parking space
- Security alarm system
- Fitted wardrobes to main bedroom
- Dishwasher
- Fridge freezer
- Washing/drying machine
- Oven and hob
- All properties internally wired to connect to phone, internet and TV providers*
- Light wash wood effect flooring
- Dark worktops
- Modern, white kitchen units
- Light wood or white interior doors
- Light grey carpets in the bedrooms and up the stairs
- Outside taps for watering the garden
- Patio area in the private back garden

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WEAVER 3 BEDROOM HOME

GROUND FLOOR

Kitchen/Dining
4.04 x 4.89m (13'3" x 16'1")†

Living
4.92 x 3.08m (16'2" x 10'2")†

FIRST FLOOR

Bedroom 1
2.80 x 4.79m (9'2" x 15'9")†

Bedroom 2
2.64 x 3.19m (8'8" x 10'6")

Bedroom 3
2.22 x 2.09m (7'3" x 6'10")

Bathroom
2.05 x 2.82m (6'9" x 9'3")

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WEAVER UP 3 BEDROOM HOME

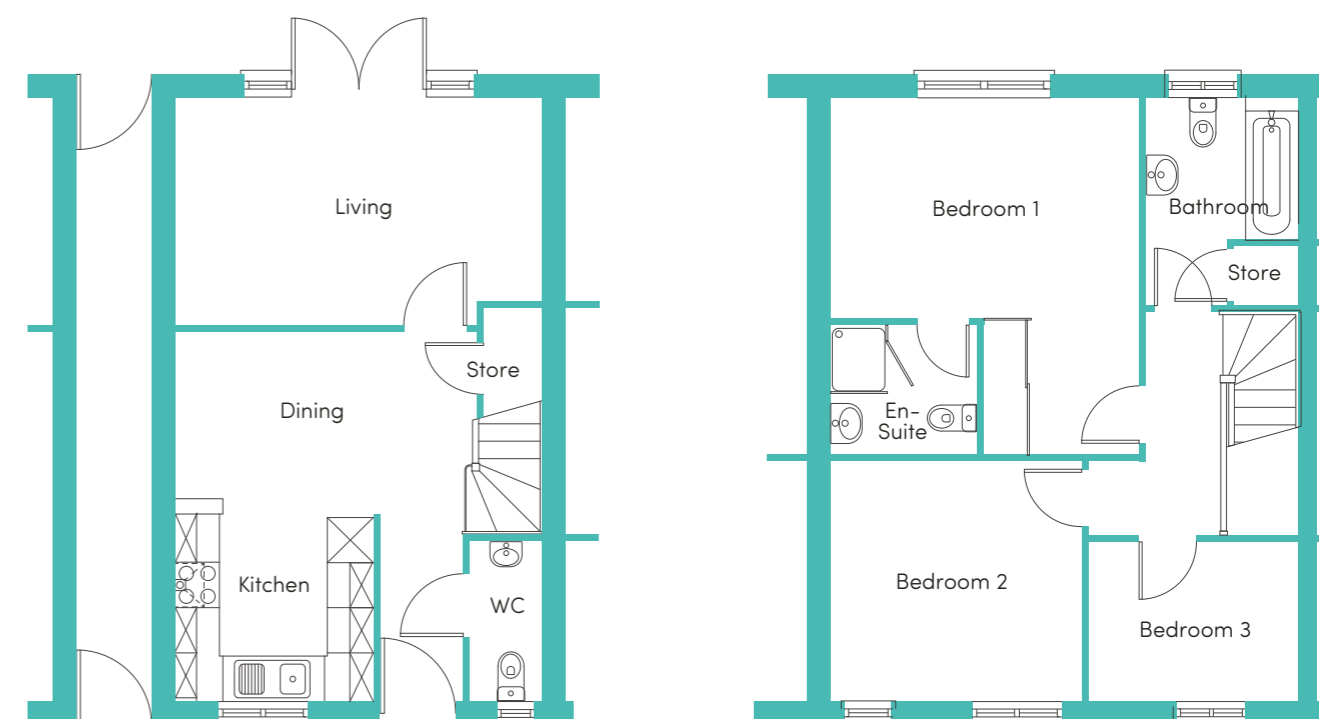
The Weaver UP is a beautifully designed, three bedroom family home. The downstairs offers an open plan kitchen/dining area with a range of contemporary fitted cabinets with integrated appliances. To the rear of the house the living room has a set of French windows which overlook and open onto the back garden, creating a light and spacious environment.

The Weaver UP includes an underpass, which means that there is a little extra space to the upstairs of the property, which features a large main bedroom with en-suite shower room, two further bedrooms to the front of the house, plus an additional family bathroom, offering the perfect space for young couples and families alike.

THE PROPERTY INCLUDES:

- Parking space
- Security alarm system
- Fitted wardrobes to main bedroom
- Dishwasher
- Fridge freezer
- Washing/drying machine
- Oven and hob
- All properties internally wired to connect to phone, internet and TV providers*
- Light wash wood effect flooring
- Dark worktops
- Modern, white kitchen units
- Light wood or white interior doors
- Light grey carpets in the bedrooms and up the stairs
- Outside taps for watering the garden
- Patio area in the private back garden

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WEAVER UP 3 BEDROOM HOME

GROUND FLOOR

Kitchen/Dining
4.11 x 4.89m (13'6" x 16'1")†

Living
5.01 x 3.09m (16'6" x 10'2")

FIRST FLOOR

Bedroom 1
4.15 x 2.99m (13'8" x 9'10")

Bedroom 2
3.99 x 3.19m (13'1" x 10'6")

Bedroom 3
2.22 x 2.09m (7'3" x 6'10")

Bathroom
2.05 x 2.82m (6'9" x 9'3")

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DEE 4 BEDROOM HOME

The Dee is a beautiful four bedroom modern home, built over two levels.

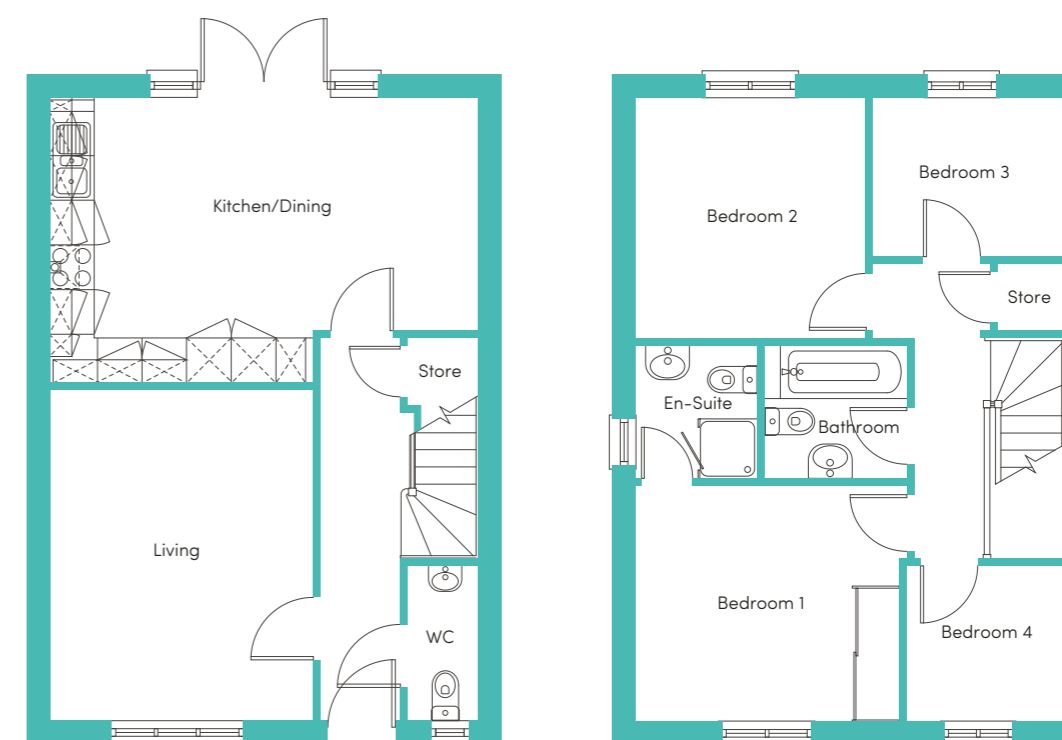
Downstairs there is a large living room, WC and hallway leading to the rear of the property where you will find a stunning kitchen/dining area equipped with integrated kitchen appliances and contemporary units. The kitchen/dining area also benefits from French windows which take you into your own private rear garden.

Upstairs you will find a family sized bathroom including a stylish white bathroom suite and four bedrooms – two doubles and two singles. The main bedroom benefits from built-in wardrobes and an en-suite bathroom fitted with its own shower and cubicle.

THE PROPERTY INCLUDES:

- Parking space
- Security alarm system
- Fitted wardrobes to main bedroom
- Dishwasher
- Fridge freezer
- Washing/drying machine
- Oven and hob
- All properties internally wired to connect to phone, internet and TV providers*
- Light wash wood effect flooring
- Dark worktops
- Modern, white kitchen units
- Light wood or white interior doors
- Light grey carpets in the bedrooms and up the stairs
- Outside taps for watering the garden
- Patio area in the private back garden

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



DEE 4 BEDROOM HOME

GROUND FLOOR

Kitchen/Dining
5.91 x 3.85m (19'5" x 12'8")†

Living
3.53 x 4.42m (11'7" x 14'6")

FIRST FLOOR

Bedroom 1
3.21 x 3.15m (10'6" x 10'4")

Bedroom 2
3.10 x 3.25m (10'2" x 10'8")

Bedroom 3
2.73 x 2.14m (9'0" x 7'1")

Bedroom 4
2.63 x 2.08m (8'8" x 6'10")

Bathroom
1.82 x 1.93m (6'0" x 6'4")

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ROWAN 2 BEDROOM APARTMENT

This two double bedroom apartment has loads to offer! Its kitchen/dining area creates the perfect space for mealtime whilst its separate spacious living room creates a lovely area to relax.

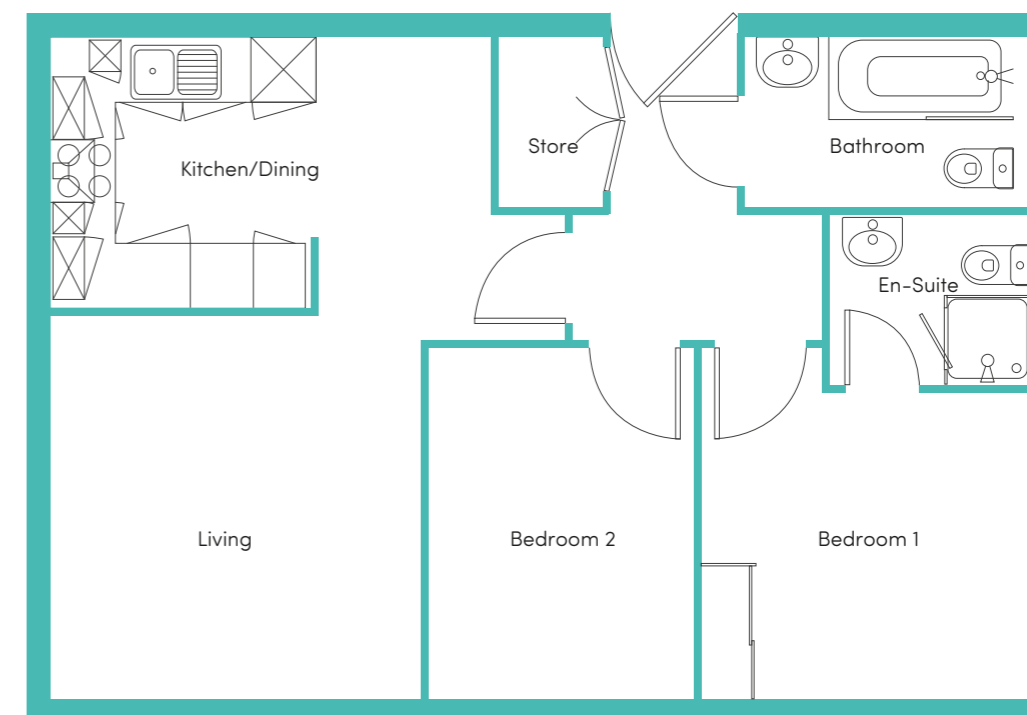
With one bedroom benefiting from an en-suite bathroom and an additional full bathroom suite and storage cupboard located in the hallway, this apartment will work perfectly for friends looking to live together but wanting a little extra space or young families looking for their first home.

With integrated kitchen appliances, including a washing machine, dishwasher and hob/oven, isn't it time for you to start living the Simple Life?

THE PROPERTY INCLUDES:

- Allocated parking space
- Fitted wardrobes to main bedroom
- Dishwasher
- Fridge freezer
- Washing/drying machine
- Oven and hob
- Light wash wood effect flooring
- All properties internally wired to connect to phone, internet and TV providers*
- Dark worktops
- Modern, white kitchen units
- Light wood or white interior doors
- Light grey carpets in the bedrooms
- White blinds in bedrooms
- Full length grey curtains in living area

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



ROWAN 2 BEDROOM APARTMENT

Kitchen/Dining
4.12 x 2.58m (13'6" x 8'6")

Living
3.49 x 3.54m (11'6" x 11'8")

Bedroom 1
3.12 x 2.86m (10'3" x 9'5")

Bedroom 2
2.40 x 3.27m (7'10" x 10'9")

Bathroom
2.72 x 1.64m (8'11" x 5'5")

EXCLUSIVELY FOR RENT



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ALDER 2 BEDROOM APARTMENT

The two double bedroom Alder is a spacious apartment perfect for city living.

With an open plan kitchen/diner attached to a light and airy living room, it is the perfect space for entertaining guests.

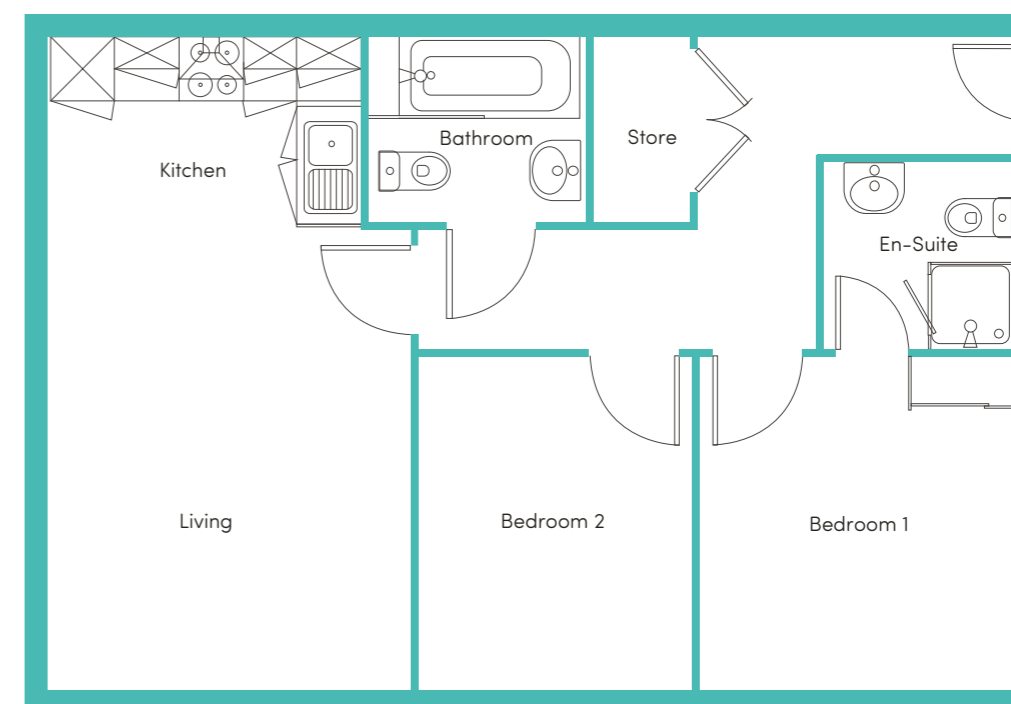
Benefiting from two bathrooms – one en-suite and another full bathroom suite – the apartment is great for friends sharing or couples who enjoy having a little extra room.

Complete with integrated kitchen appliances, including a washing machine, dishwasher and hob/oven, isn't it time for you to start living the Simple Life?

THE PROPERTY INCLUDES:

- Allocated parking space
- Fitted wardrobes to main bedroom
- Dishwasher
- Fridge freezer
- Washing/drying machine
- Oven and hob
- Light wash wood effect flooring
- All properties internally wired to connect to phone, internet and TV providers*
- Dark worktops
- Modern, white kitchen units
- Light wood or white interior doors
- Light grey carpets in the bedrooms
- White blinds in bedrooms
- Full length grey curtains in living area

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



ALDER 2 BEDROOM APARTMENT

Kitchen
3.04 x 1.80m (10'0" x 5'11")

Living
3.46 x 4.39m (11'5" x 14'5")

Bedroom 1
3.01 x 3.14m (9'11" x 10'4")

Bedroom 2
2.53 x 3.14m (8'4" x 10'4")

Bathroom
1.96 x 1.80m (6'5" x 5'11")

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

”



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, 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.

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.

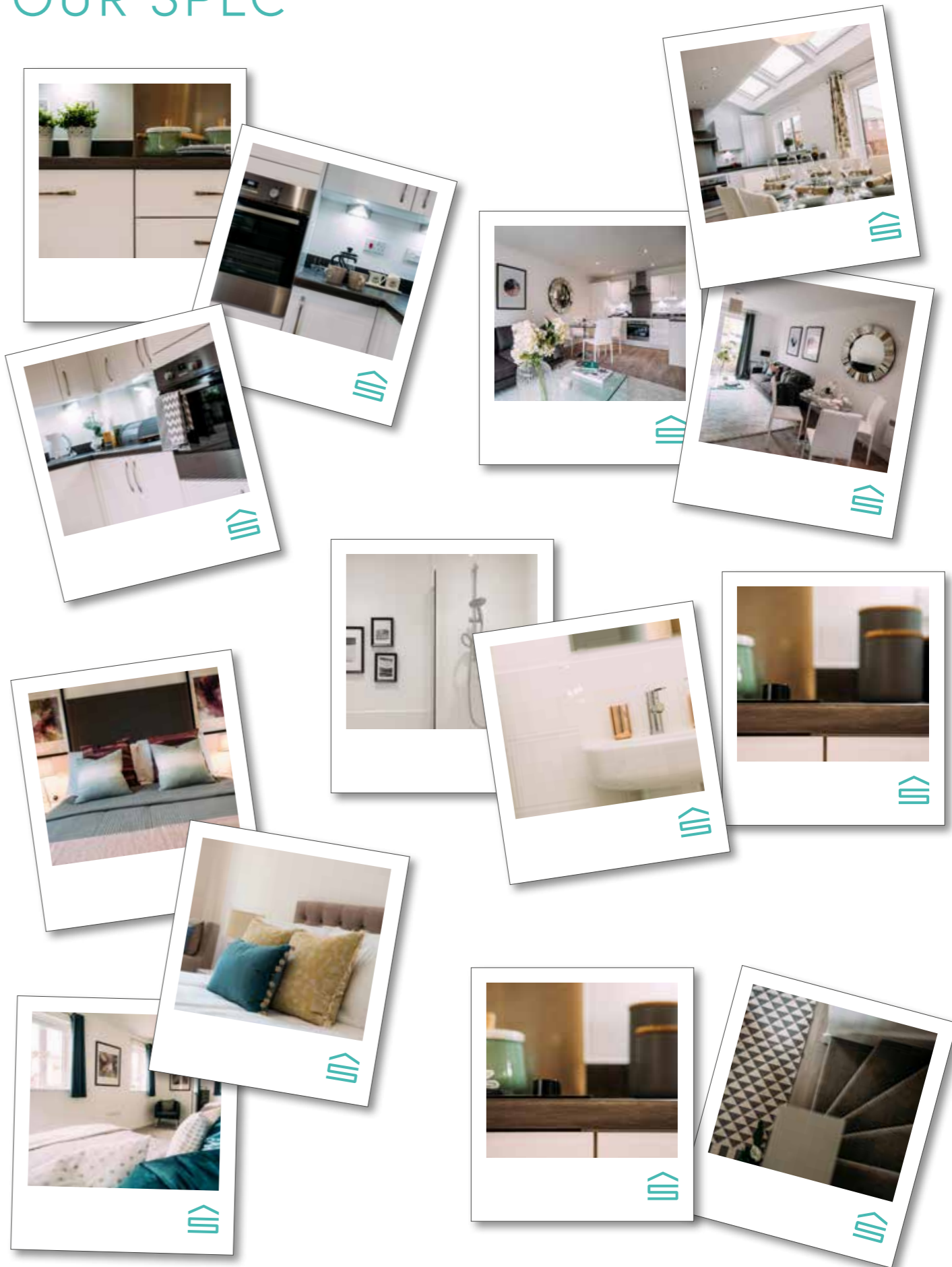
When it comes to quality affordable rental properties, we recognise that many private landlords may struggle to offer the level of service that you deserve as a customer, and we want to change that!

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 4,500 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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