



SIMPLE LIFE



HAVENSWOOD

ECCLES
M30 0HH



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HAVENSWOOD

ON THE EDGE OF TRAFFORD PARK, ECCLES IS A POPULAR AREA OF WEST MANCHESTER SURROUNDED BY PLENTY TO KEEP YOU AND YOUR FAMILY BUSY FOR WORK AND PLAY.



LOCATION INFORMATION

Havenswood is a development of 84 3 & 4 bedroom family homes and 1 & 2 bedroom apartments on the edge of the Manchester Ship Canal. With 8 Good and Outstanding rated Primary schools within 1 mile including St Andrew's C of E Primary School, excellent education is within walking distance.

For leisure activities, the intu Trafford Centre is less than 3 miles by car, giving you easy access to 280 shops and services in the third largest shopping centre in the UK. Closer to the development

is a Tesco and Aldi, as well as a PureGym and Leisure Centre.

The development is conveniently located between the M60 and M602 for instant motorway access to the wider region, whilst Patricroft station has services between Manchester, Chester and Liverpool.

The site can be accessed off Barton Lane using postcode M30 0HH



HAVENSWOOD LOCATION MAP



HAVENSWOOD SITE MAP



Havenswood

STAMFORD MOD

 DUNHAM MOD

-
- APARTMENTS

EXCLUSIVELY FOR RENT



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

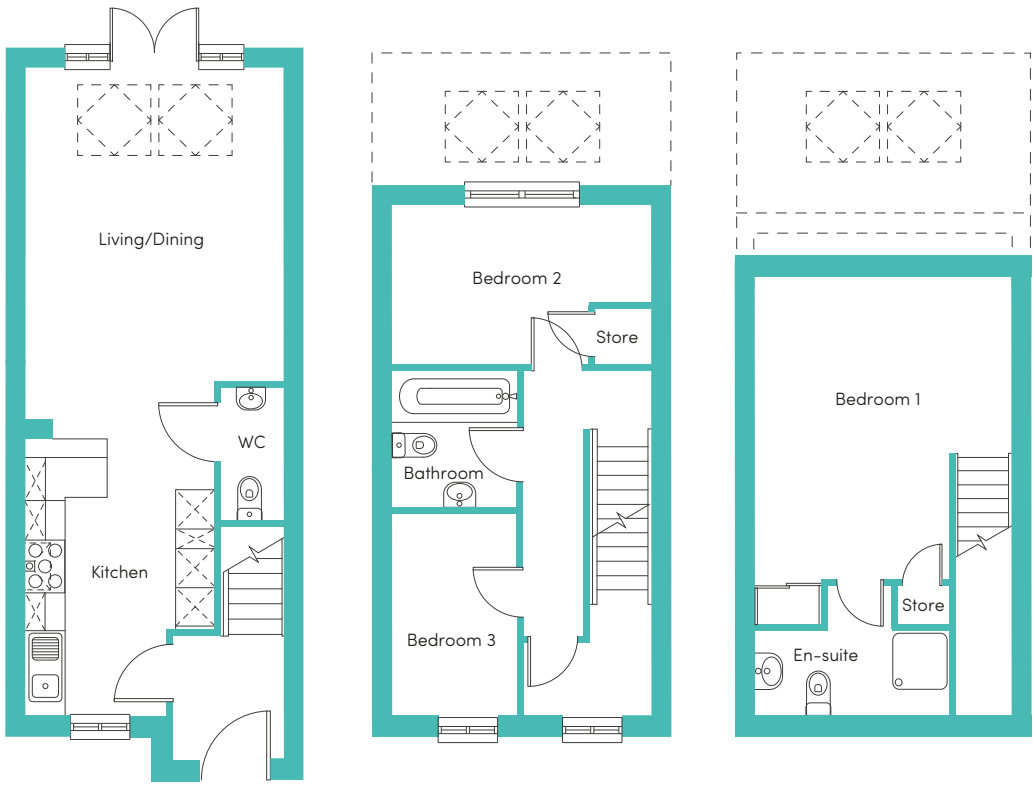
STAMFORD MOD 3 BEDROOM HOME

The Stamford offers a contemporary open-plan downstairs living/ dining and kitchen area, to complement a modern family lifestyle. With beautiful skylights and French windows leading out to the garden, this is a bright and spacious place to be. Downstairs also benefits from a WC.

Set across three floors, the upstairs features two good sized bedrooms and a family bathroom which includes both a bath and shower. The top floor includes an impressive suite including skylights and a private en-suite bathroom.

THE PROPERTY INCLUDES:

- Private driveway
- Security alarm system
- Fitted wardrobes to main bedroom
- Dishwasher
- Fridge freezer
- Washing/drying machine
- Oven and hob
- Light wash wood effect flooring
- Dark worktops
- Modern, white kitchen units
- Light wood or white interior doors
- Light grey carpets in the bedrooms and stairs
- Outside taps for watering the garden
- Patio area in the private back garden



STAMFORD MOD 3 BEDROOM HOME

GROUND FLOOR

Kitchen
2.93 x 4.84m (9'8" x 15'11")†
Living/Dining
4.00 x 4.68m (13'2" x 15'4")

FIRST FLOOR

Bedroom 2
4.00 x 2.47m (13'2" x 8'2")†
Bedroom 3
1.93 x 2.90m (6'4" x 9'6")
Bathroom
1.93 x 1.97m (6'4" x 6'6")

SECOND FLOOR

Bedroom 1
4.00 x 5.13m (13'2" x 16'10")
En-suite
2.93 x 4.18m (9'8" x 7'2")

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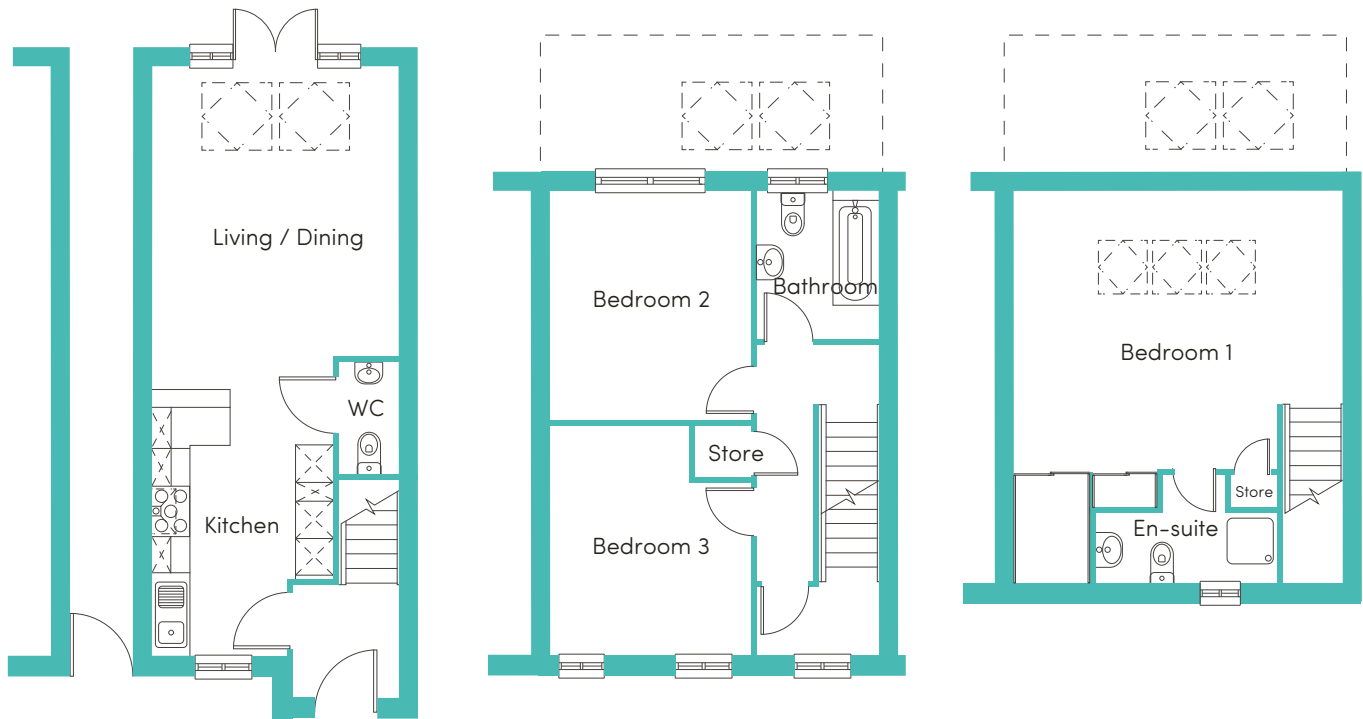
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STAMFORD MOD UP 3 BEDROOM HOME

The Stamford UP offers a contemporary open-plan downstairs living/dining and kitchen area, to complement a modern family lifestyle. With beautiful skylights and French windows leading out to the garden, this is a bright and spacious place to be. Downstairs also benefits from a WC.

Set across three floors, the Stamford UP benefits from an underpass to the side of the property which gives a little more space to first and second floors. The upstairs features two double bedrooms and a family bathroom, which includes both a bath and shower. The top floor includes an impressive suite including skylights and a private en-suite bathroom.

- THE PROPERTY INCLUDES:
- Private driveway
 - Security alarm system
 - Fitted wardrobes to main bedroom
 - Dishwasher
 - Fridge freezer
 - Washing/drying machine
 - Oven and hob
 - 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



STAMFORD MOD UP 3 BEDROOM HOME

GROUND FLOOR

Kitchen
4.00 x 4.84m (13'2" x 15'11")†

Living/Dining
4.00 x 4.68m (13'2" x 15'4")

FIRST FLOOR

Bedroom 2
3.25 x 3.71m (10'8" x 12'2")

Bedroom 3
3.25 x 3.71m (10'8" x 12'2")

Bathroom
2.03 x 2.40m (6'8" x 7'11")

SECOND FLOOR

Bedroom 1
5.35 x 5.12m (17'7" x 16'10")

En-suite
0.00 x 0.00m (0'0" x 0'0")

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DUNHAM MOD 4 BEDROOM HOME

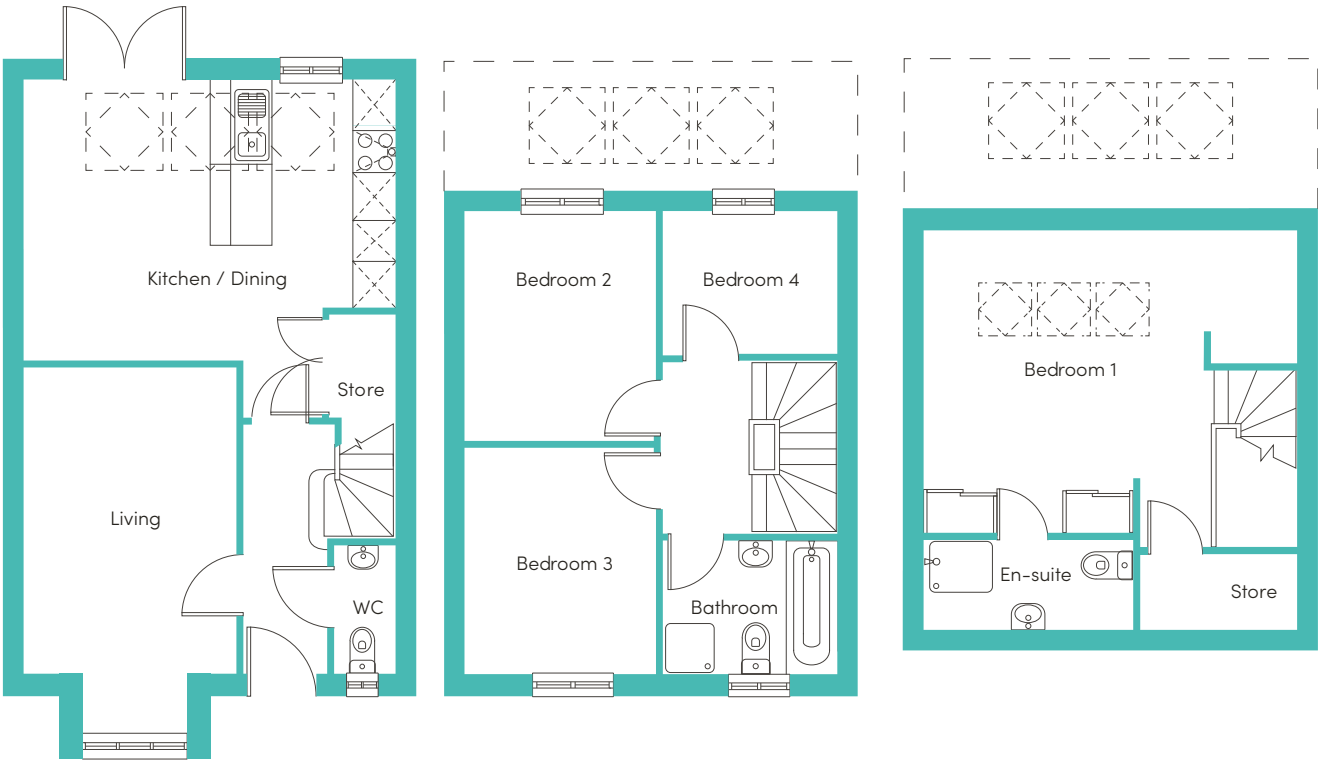
The Dunham Mod is three floors of spacious, airy comfort with beautiful decor throughout, perfect for a family wanting more space to grow and relax.

Entering via your hallway, there is a handy WC to one side with your comfortable living room on the other. Further down the hall beyond the stairs is your light and airy Kitchen/Dining area, with skylights making the room feel even more open and inviting. French windows lead out to your private garden, perfect for outside-in summer living.

Upstairs on the first floor are three good sized bedrooms and family bathroom with bath and shower. On the second floor the main ensuite is a real grown up haven, with access to an under-eaves store cupboard as well as fitted wardrobes.

THE PROPERTY INCLUDES:

- Private driveway
- Security alarm system
- Fitted wardrobes to main bedroom
- Dishwasher
- Fridge freezer
- Washing/drying machine
- Oven and hob
- 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



DUNHAM MOD 4 BEDROOM HOME

GROUND FLOOR

Kitchen/Dining
5.42 x 4.04m (17'10" x 13'3")†

Living
3.11 x 5.43m (10'3" x 17'10")†

FIRST FLOOR

Bedroom 2
2.77 x 3.32m (9'1" x 10'11")

Bedroom 3
2.77 x 3.28m (9'1" x 10'9")

Bedroom 4
2.58 x 1.96m (8'6" x 6'5")

Bathroom
2.58 x 1.96m (8'6" x 6'5")

SECOND FLOOR

Bedroom 1
2.58 x 1.96m (8'6" x 6'5")

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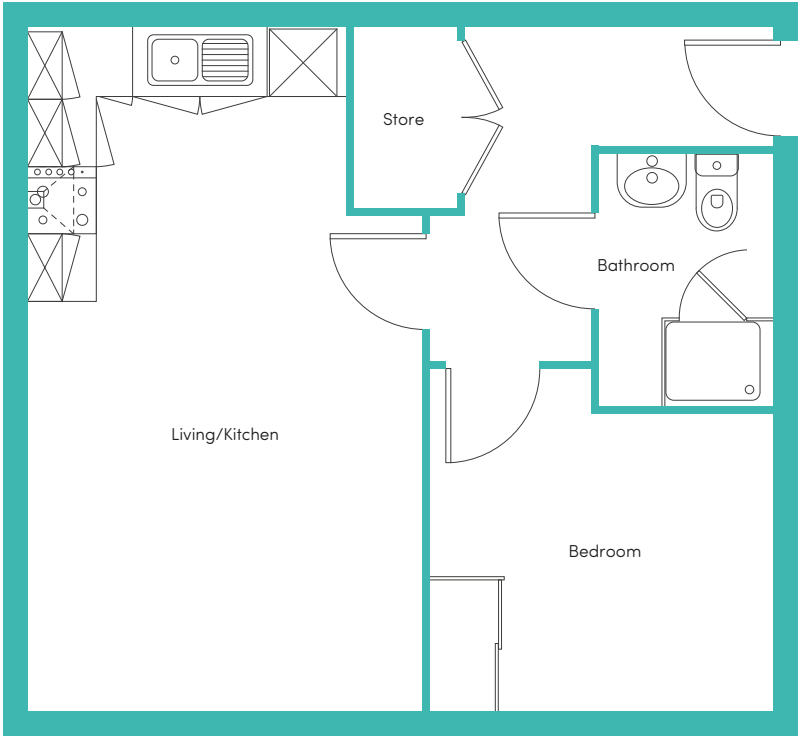
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ROOSEVELT 1 BEDROOM APARTMENT

Introducing the Roosevelt apartment. This light, modern one bedroom apartment is the perfect size for someone living alone or a couple sharing. The Roosevelt features a contemporary open plan kitchen, living and dining area, a beautiful double bedroom with fitted wardrobe, and a sizeable bathroom.

This apartment comes with quality flooring throughout. Carpets included in the bedroom makes the space feel nice and cosy. The kitchen is fully-fitted with oven, hob, washing machine and fridge-freezer.

- 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
 - 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



ROOSEVELT 1 BEDROOM APARTMENT

Bedroom 1	Bathroom
3.55 x 6.20m (11'8" x 20'4")†	21.60 x 2.25m (5'3" x 7'5")
Bedroom 1	
3.10 x 2.70m (10'2" x 8'11")	

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ROWAN 2 BEDROOM APARTMENT

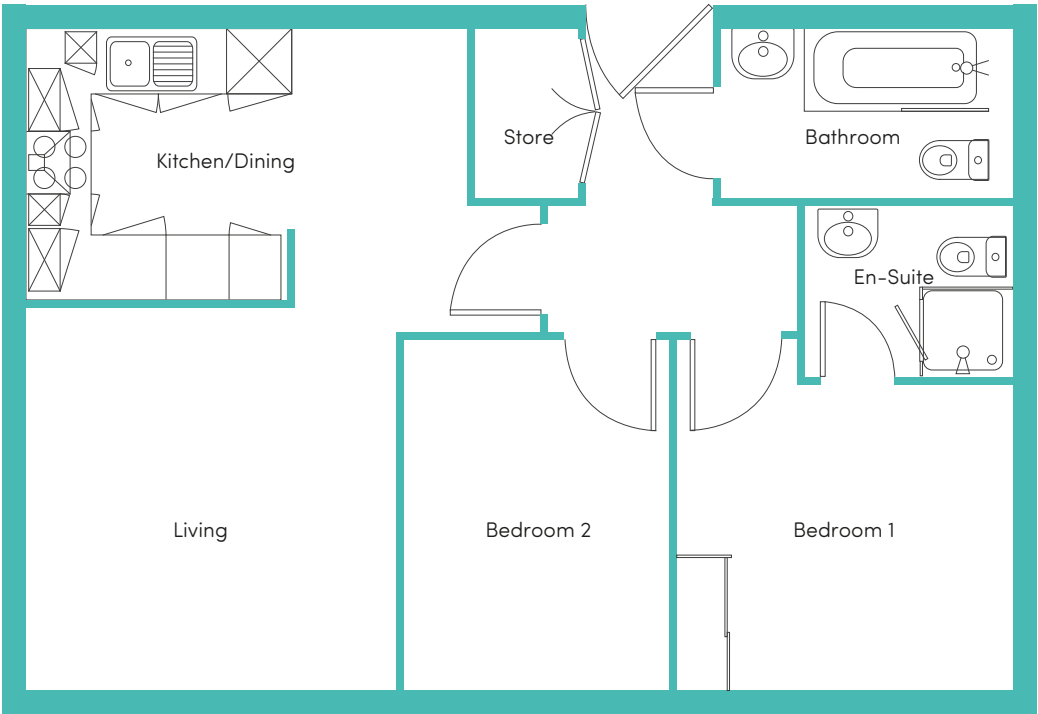
This two double bedroom apartment has loads to offer! Its kitchen/ dining area creates the perfect space for mealtime whilst its separate spacious living room creates a lovely area to relax.

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
- 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



ROWAN 2 BEDROOM APARTMENT

Kitchen/Dining 4.12 x 2.58m (13'6" x 8'6")	Bedroom 1 3.12 x 2.86m (10'3" x 9'5")	Bathroom 2.72 x 1.64m (8'11" x 5'5")
Living 3.49 x 3.54m (11'6" x 11'8")	Bedroom 2 2.40 x 3.27m (7'10" x 10'9")	

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TESTIMONIALS

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"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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RESIDENT 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 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.

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.

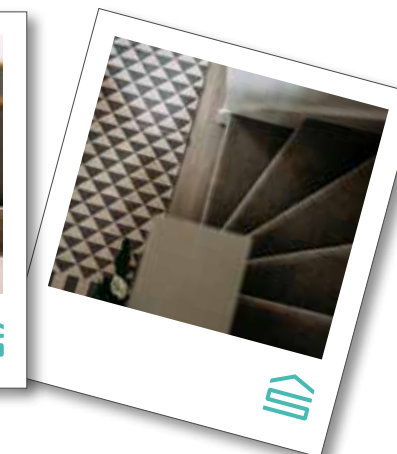
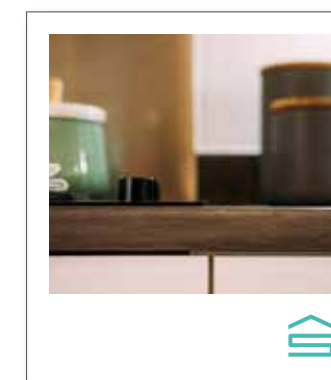
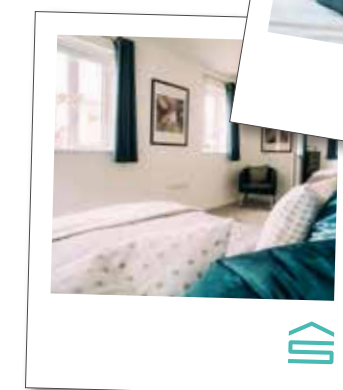
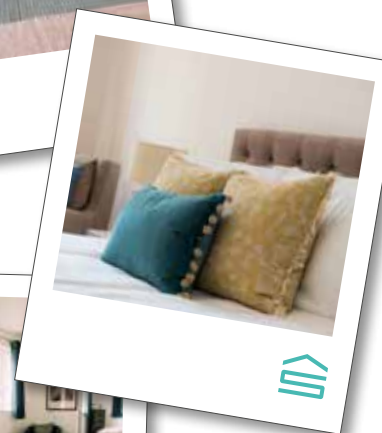
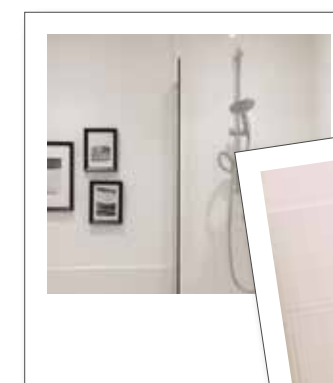
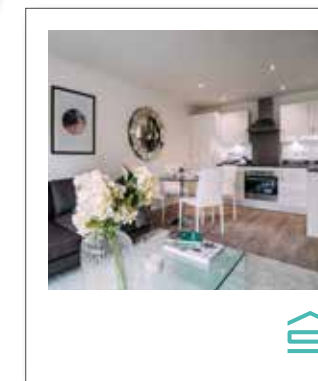
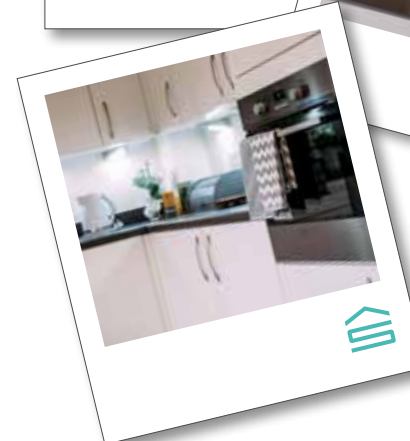
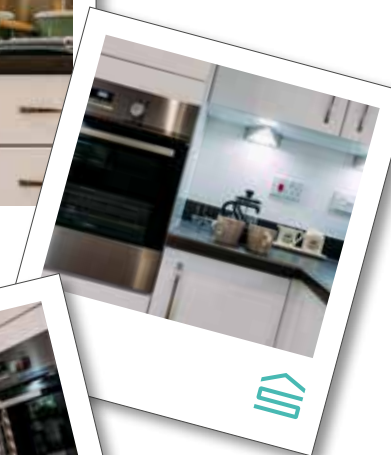
When it comes to quality affordable rental properties, we recognise that many private landlords may struggle to offer the level of service that you deserve as a tenant, and we want to change that!

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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