



SIMPLE LIFE



BASE AT  
NEWHALL

HARLOW  
CM17 9LR



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# BASE AT NEWHALL

WELCOME TO THE BASE AT NEWHALL, A BRILLIANT DEVELOPMENT OF PROPERTIES, SPLIT ACROSS TWO SITES, IN A NEW NEIGHBOURHOOD WITHIN THREE MILES OF HARLOW.



## LOCATION INFORMATION

On the border of Hertfordshire, this Essex development is just 15 miles away from Stansted Airport, whilst London is accessible in under an hour by rail and road, offering you connectivity to wherever you choose to go, for work or play.

With 25 primary schools rated Good by Ofsted within 3 miles of Base, your education needs are perfectly met, making this development ideal for family life.

Being part of a wider site that will include green spaces and retail areas, there is also the High Street of Old Harlow on your doorstep with a range of independent shops, restaurants and bars.

Use postcode CM17 9LR to get you to the site, situated to the south east of the B183 roundabout with London Road, across from the Mark Hall Sports Centre.



## BASE AT NEWHALL LOCATION MAP





# BASE AT NEWHALL SITE MAP

SITE 1



SITE 2



## Base at Newhall

- NEW IRWELL
- NEW ELLESMERE
- NEW WEAVER
- NEW TRENT
- NEW GRANTHAM
- NEW DEE
- HANLEY
- SPRINGHAM
- PROPERTIES THAT INCLUDE UNDERPASS



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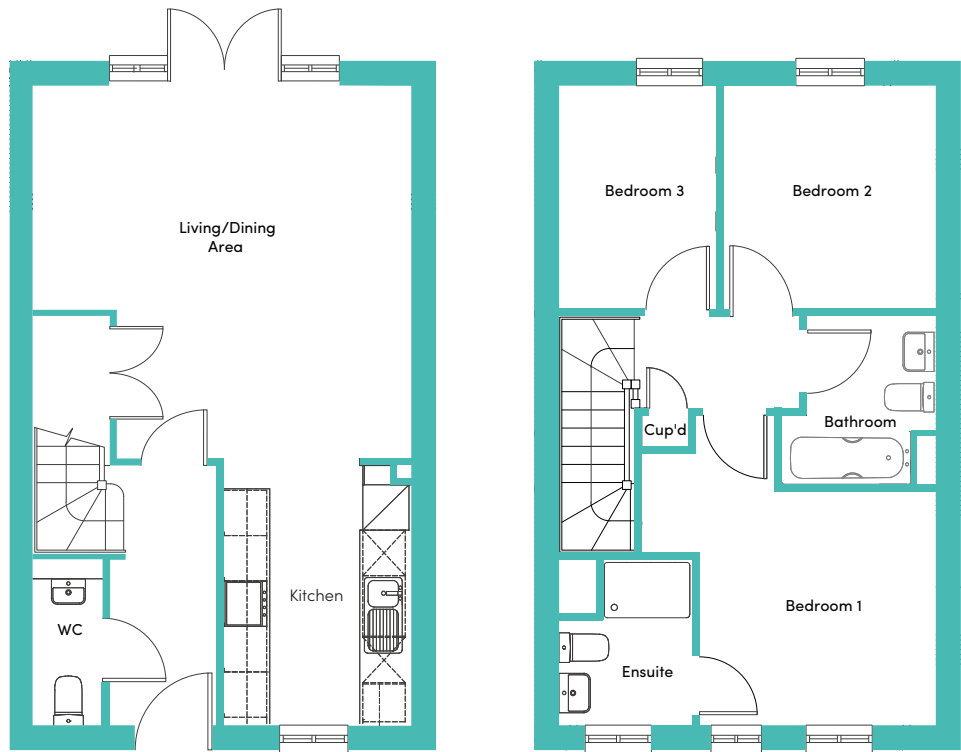
HANLEY 3 BEDROOM HOUSE

The Hanley is a wonderful family home that utilises open plan living.

Immediately through the front door is your downstairs WC for family convenience, whilst continuing down the hall beyond the stairs you reach your main living space. The integrated kitchen sits to the front of the house and flows into your open plan living/ dining area. With French windows out to your private garden, this is the perfect space to eat, entertain and relax.

Upstairs are 2 good sized double bedrooms including the master ensuite with two windows providing plenty of light and air. A family bathroom comes complete with bath and shower, whilst a further single bedroom finishes the first floor, along with a hallway storage cupboard to keep family life tidy.

- 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



HANLEY 3 BEDROOM HOUSE

GROUND FLOOR	FIRST FLOOR	
Living/Dining 4.95 x 5.12m (16'3" x 16'10")†	Bedroom 1 3.86 x 4.07m (12'8" x 13'4")†	Bedroom 3 2.70 x 2.94m (6'9" x 9'8")
Kitchen 2.44 x 3.50m (8'0" x 11'6")	Ensuite 1.75 x 2.15m (5'9" x 7'1")†	Bathroom 1.71 x 2.20m (5'7" x 7'3")†
	Bedroom 2 2.79 x 2.94m (9'2" x 9'8")	

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SPRINGHAM 4 BEDROOM HOUSE

Spread over 3 floors, the Springham boasts excellent opportunities for family and entertaining.

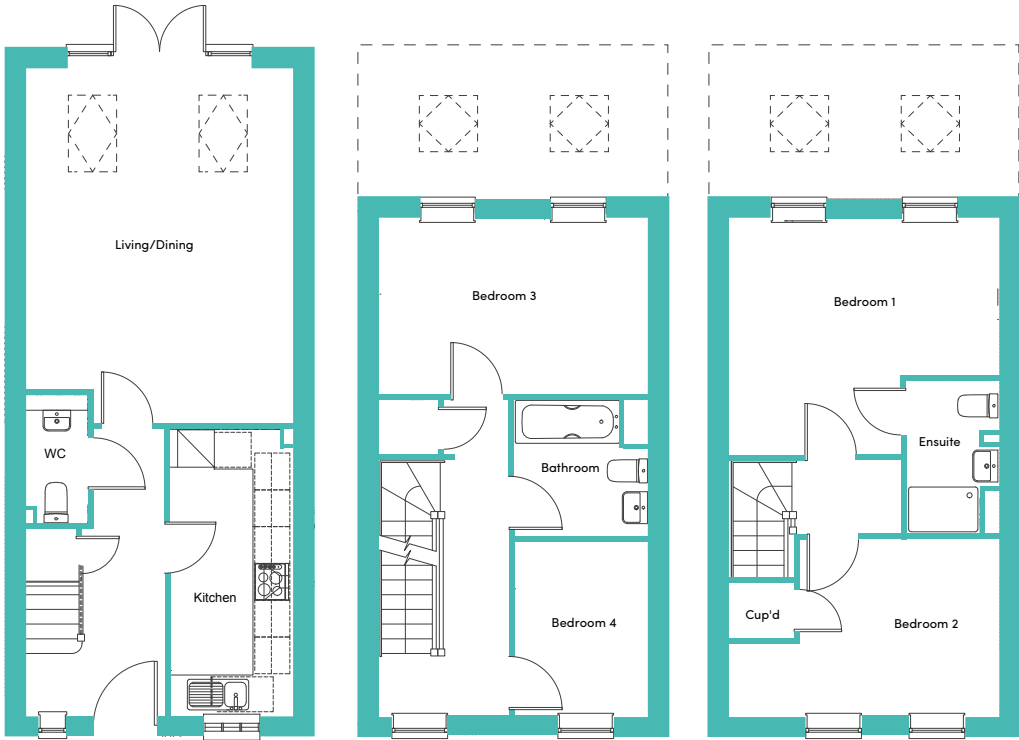
Walking along from your front door, a quality integrated kitchen is on your right, with a handy WC cleverly placed below the stairs. At the end of the hallway, the door opens up into your stunning living/dining area. With stylish skylights creating a bright and open space, French windows to your private garden allow you to embrace inside-outside living all year around.

On the first floor, 1 double and 1 single bedroom sit at opposite ends of the house, with the family bathroom nestled in between.

Up on the second floor you'll find your main bedroom with en-suite, a perfect parents haven, whilst a further double bedroom with storage cupboard sits to the front of the house.

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
- Carpets downstairs in the hallways and living area
- Wood-effect flooring in the Kitchen
- Private back garden



SPRINGHAM 4 BEDROOM HOUSE

GROUND FLOOR

Living/Dining  
4.34 x 5.95m (14'3" x 19'6")†  
Kitchen  
2.00 x 4.65m (6'7" x 15'3")

FIRST FLOOR

Bedroom 3  
4.34 x 2.82m (14'3" x 9'3")  
Bedroom 4  
2.15 x 2.82m (7'1" x 9'3")  
Bathroom  
2.39 x 2.20m (7'10" x 7'3")

SECOND FLOOR

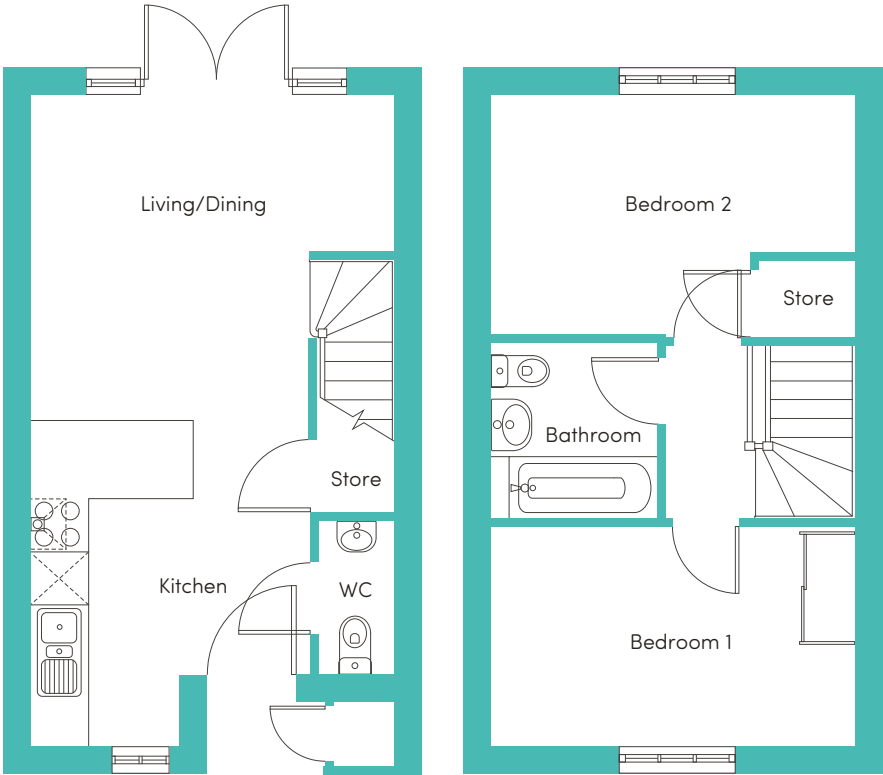
Bedroom 1  
4.34 x 3.81m (14'3" x 12'6")†  
Ensuite  
4.34 x 2.85m (14'3" x 9'4")†  
Bedroom 2  
4.34 x 2.851m (14'3" x 9'4")†

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NEW IRWELL 2 BEDROOM HOME

The New Irwell is a stunning home built with you in mind.

Entering through the front door you are welcomed by an open plan kitchen area with a range of contemporary fitted units and modern integrated appliances. This area leads you into a spacious living/dining area which is finished with beautiful wooden flooring and French windows which open out onto your private rear garden. The lower floor also benefits from a storage cupboard and WC.

Upstairs you will find two spacious double rooms, the main bedroom including a fitted, mirrored wardrobe, whilst the second bedroom benefits from having built in storage space. There is also a main bathroom equipped with a bath and shower.

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

NEW IRWELL 2 BEDROOM HOME

GROUND FLOOR

Kitchen  
3.19 x 3.46m (10'6" x 11'5")†  
Living/Dining  
4.12 x 3.97m (13'6" x 13'0")†

FIRST FLOOR

Bedroom 1  
4.17 x 2.53m (13'8" x 8'4")  
Bedroom 2  
4.17 x 2.75m (13'8" x 9'0")†  
Bathroom  
1.95 x 2.05m (6'5" x 6'9")

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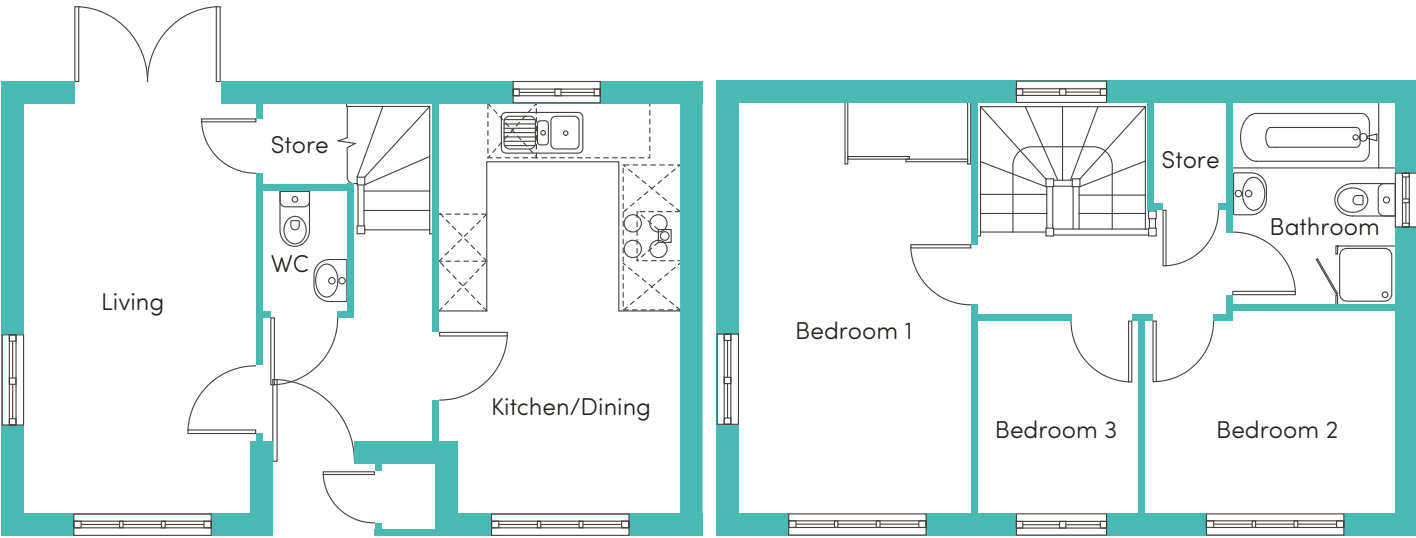
NEW TRENT 3 BEDROOM HOME

The New Trent is a well-proportioned double-fronted home. Upon walking through the door you will find a large living room to one side and a open plan kitchen/dining room to the other. Both of these spacious areas benefit from an abundance of natural light due to the French windows leading on to your own private garden. You will also find a handy WC downstairs.

Upstairs the main bedroom offers a lovely space to relax, spanning the side of the property. This bedroom also comes with fitted, mirrored wardrobes. Along the hall you will find another double bedroom, single bedroom and full bathroom suite, with separate bath and shower, as well as a storage cupboard to keep everything neat and tidy. The New Trent is the perfect home for growing families looking for a traditional home with a fantastic layout.

- 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



NEW TRENT 3 BEDROOM HOME

GROUND FLOOR

Kitchen/Dining  
4.72 x 2.92m (15'6" x 9'7")†

Living  
4.72 x 2.83m (15'6" x 9'7")

FIRST FLOOR

Bedroom 1  
4.96 x 2.83m (16'3" x 9'4")

Bedroom 2  
2.47 x 3.03m (8'1" x 9'11")

Bedroom 3  
2.36 x 2.02m (7'9" x 6'8")

Bathroom  
2.43 x 1.95m (8'0" x 6'5")

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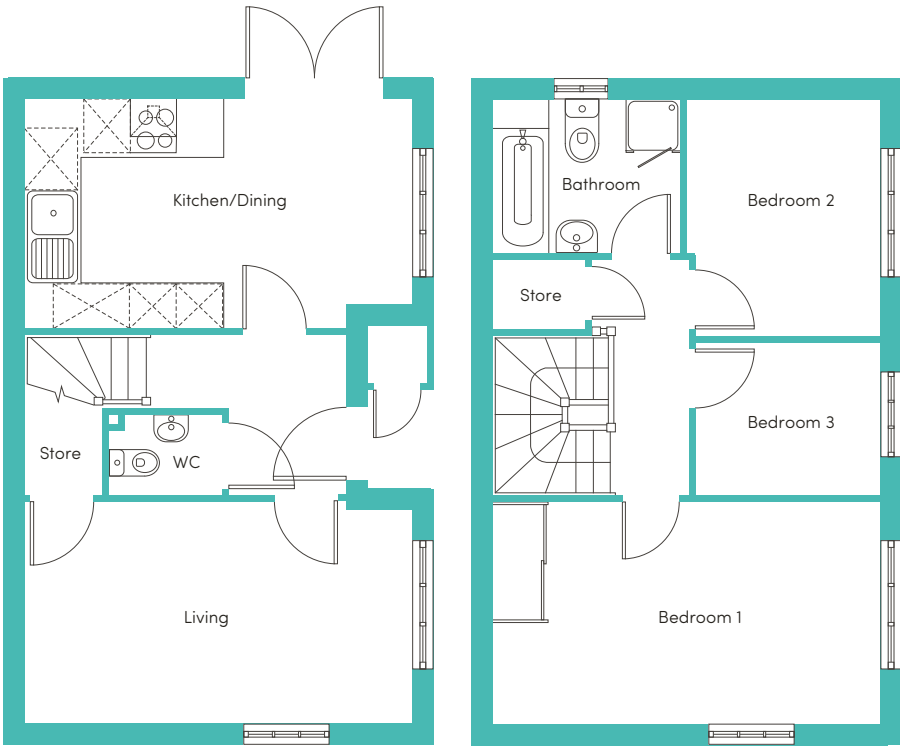
NEW GRANTHAM 3 BEDROOM HOME

The welcoming central hallway of the New 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 2 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
- 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



NEW GRANTHAM 3 BEDROOM HOME

GROUND FLOOR

Kitchen/Dining  
2.88 x 2.92m (9'6" x 9'7")†  
Living  
4.96 x 2.83m (16'3" x 9'4")

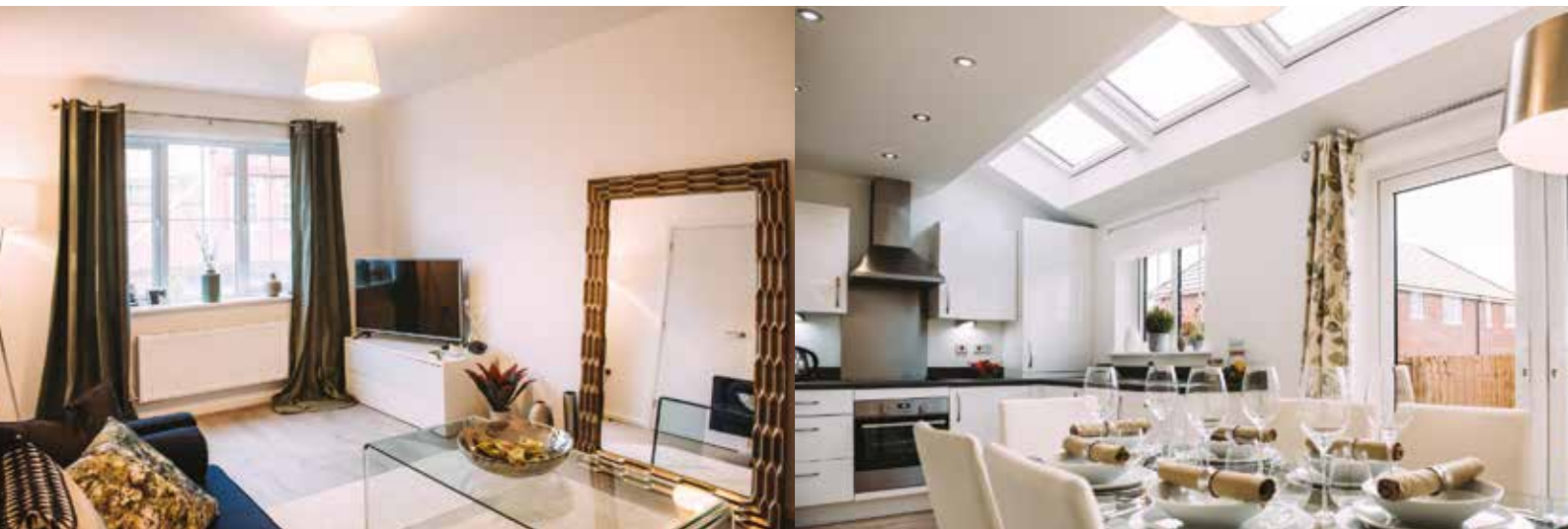
FIRST FLOOR

Bedroom 1  
4.96 x 2.79m (16'3" x 9'2")  
Bedroom 2  
2.47 x 3.03m (8'1" x 9'11")  
Bedroom 3  
2.36 x 2.02m (7'9" x 6'8")  
Bathroom  
2.33 x 1.95m (7'8" x 6'5")

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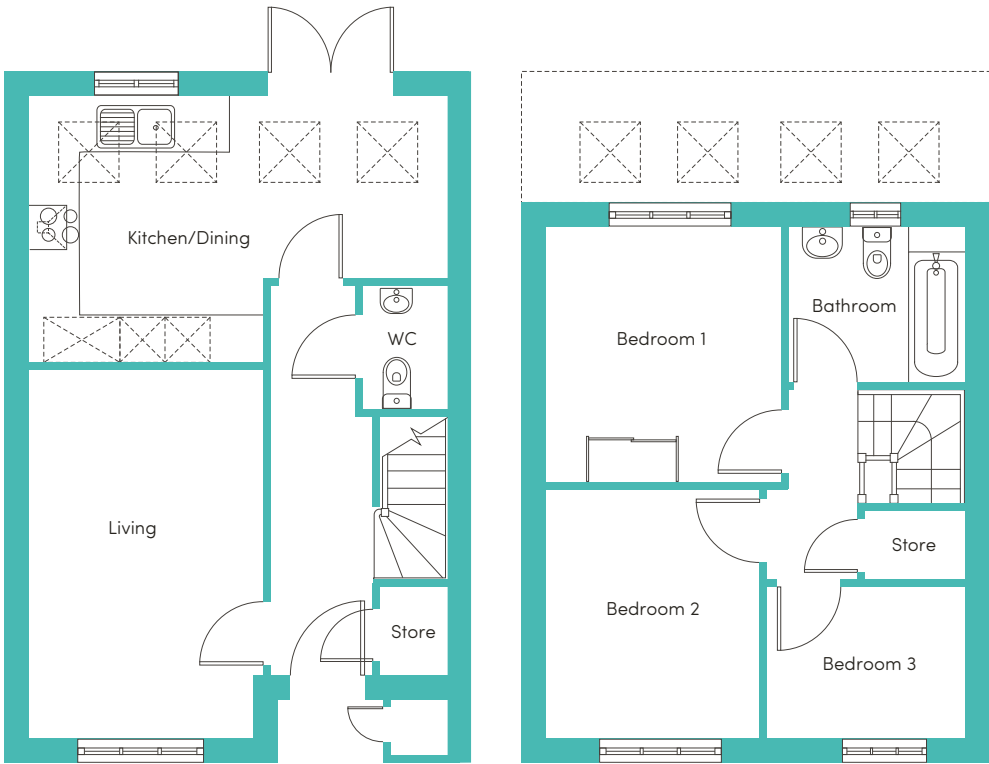
NEW ELLESMERE 3 BEDROOM HOME

The New 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, a main bedroom with fitted, mirrored wardrobes and 2 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
- 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



NEW ELLESMERE 3 BEDROOM HOME

GROUND FLOOR

Living  
3.04 x 4.73m (10'0" x 15'6")  
Kitchen/Dining  
5.41 x 3.40m (17'9" x 11'2")†

FIRST FLOOR

Bedroom 1  
3.03 x 3.35m (10'0" x 11'0")  
Bedroom 2  
2.77 x 3.24m (9'1" x 10'8")  
Bedroom 3  
2.59 x 1.97m (8'6" x 6'6")  
Bathroom  
2.32 x 2.05m (7'8" x 6'9")

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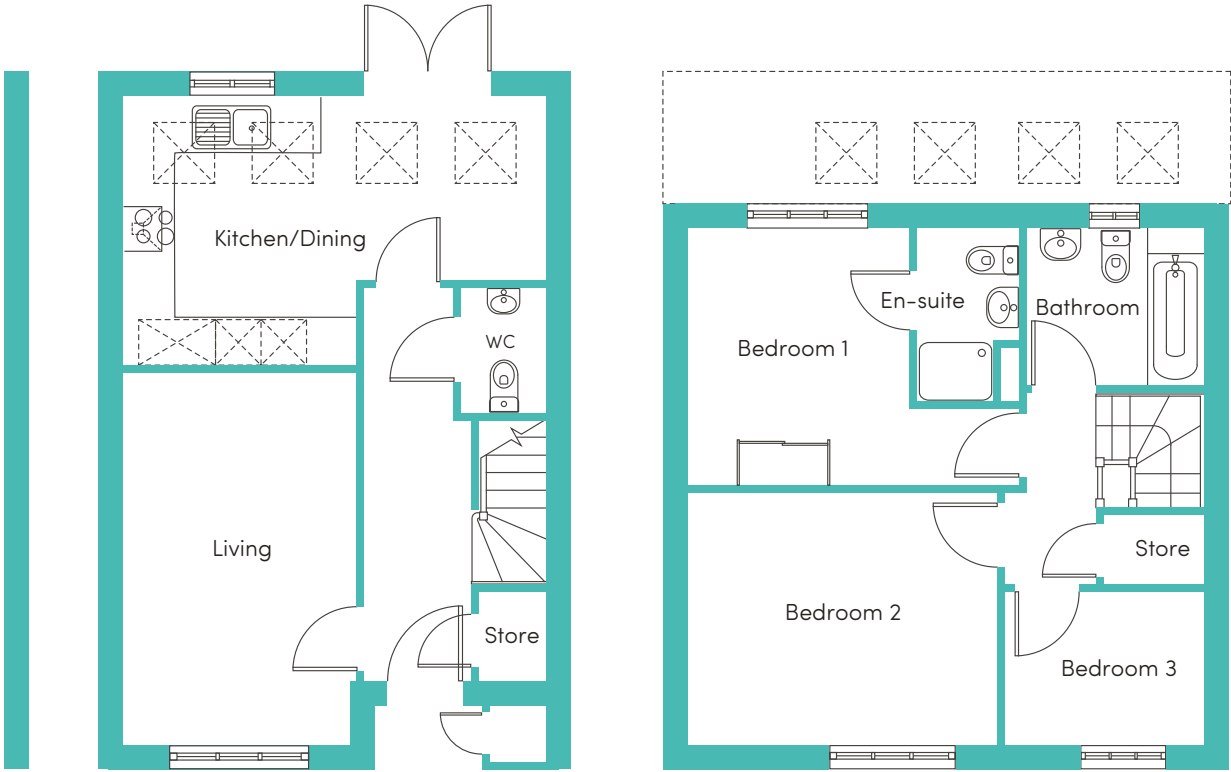
NEW ELLESMERE UP 3 BEDROOM HOME

The New Ellesmere UP 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.

Unlike the regular New Ellesmere, the New Ellesmere UP includes an underpass, which means that there is a little more space upstairs. The first floor has a spacious family bathroom complete with both bath and shower, the main bedroom suite with shower room and fitted, mirrored wardrobes. You will also find 2 further well-proportioned bedrooms and a handy boiler/store cupboard just off the hallway.

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



NEW ELLESMERE UP 3 BEDROOM HOME

GROUND FLOOR

Living  
3.04 x 4.73m (10'0" x 15'6")  
Kitchen/Dining  
5.36 x 3.40m (17'7" x 11'12")†

FIRST FLOOR

Bedroom 1  
3.00 x 3.35m (9'10" x 11'0")  
Bedroom 2  
4.01 x 3.24m (13'2" x 10'8")  
Bedroom 3  
2.59 x 1.97m (8'6" x 6'6")  
Bathroom  
2.32 x 2.05m (7'8" x 6'9")

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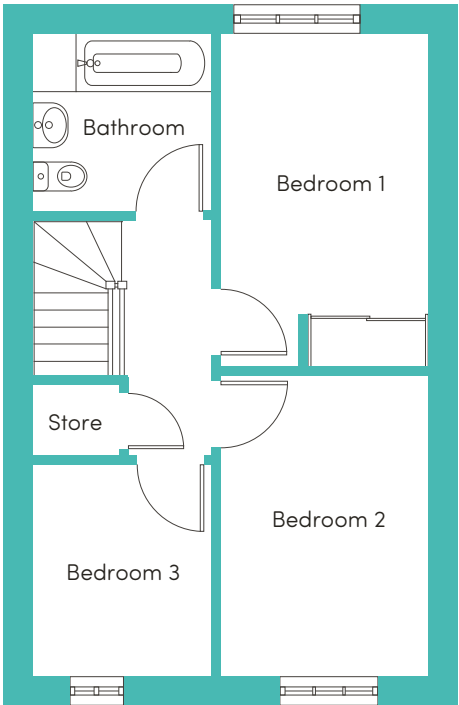
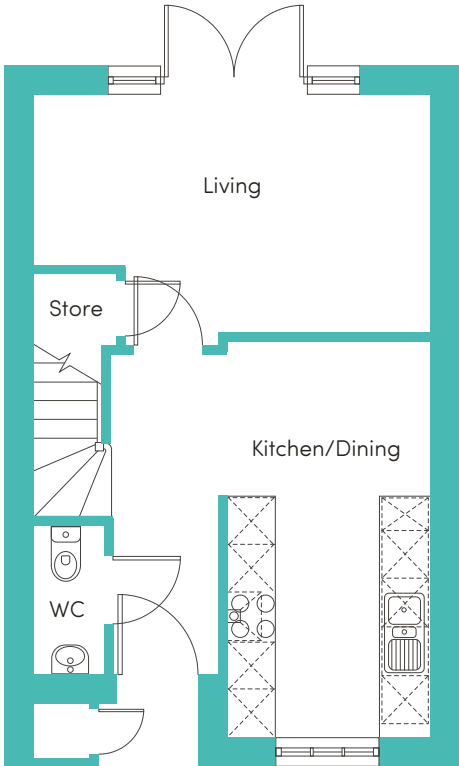
NEW WEAVER 3 BEDROOM HOME

The New Weaver is a beautifully designed, modern 3 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 living room also benefits from a useful storage cupboard.

Upstairs there is a generously proportioned main bedroom with fitted, mirrored wardrobes. Additionally there are 2 further bedrooms to the front of the house as well as a family bathroom, offering great space for young couples and families alike. The first floor also includes a storage cupboard, creating more floor space upstairs.

- THE PROPERTY INCLUDES:
- Parking space
  - 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



NEW WEAVER 3 BEDROOM HOME

GROUND FLOOR

Kitchen/Dining  
4.03 x 4.96m (13'3" x 16'3")†  
  
Living  
4.96 x 2.98m (16'3" x 9'10")†

FIRST FLOOR

Bedroom 1  
2.72 x 4.19m (8'11" x 13'9")

Bedroom 2  
2.72 x 3.80m (8'11" x 12'6")

Bedroom 3  
2.18 x 2.67m (7'2" x 8'9")

Bathroom  
2.18 x 2.23m (7'2" x 7'4")

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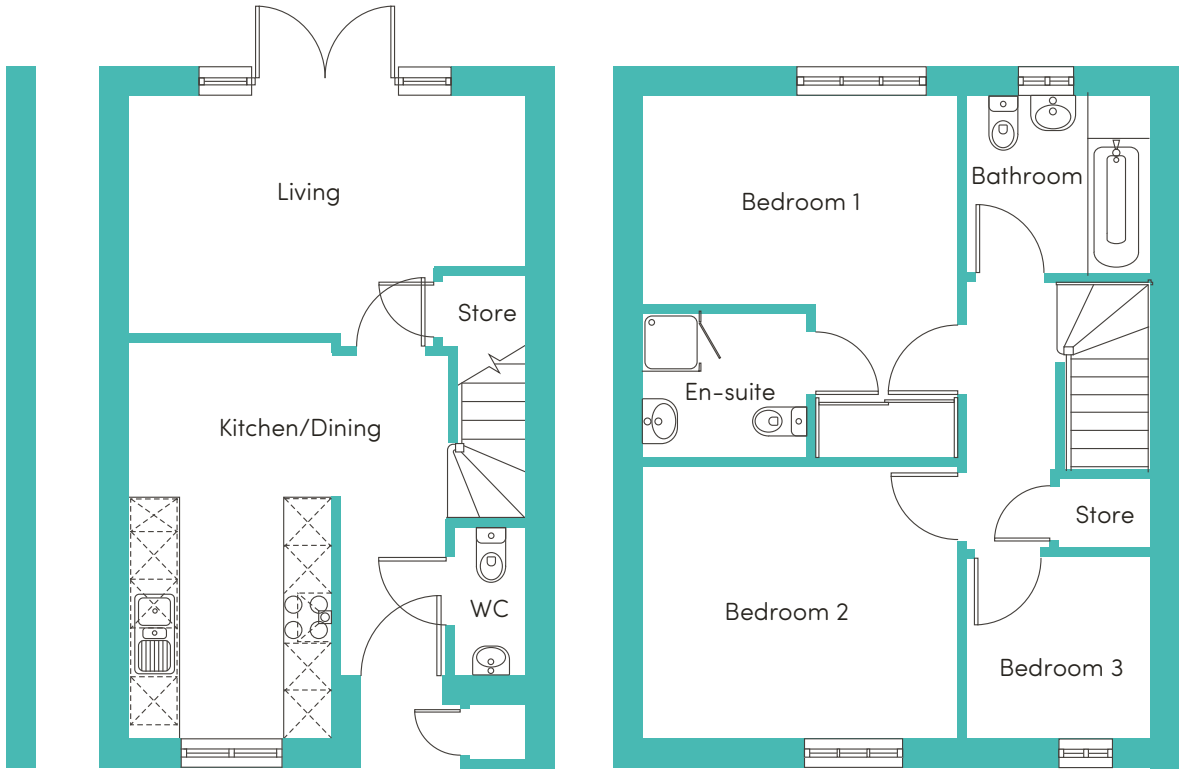
NEW WEAVER UP 3 BEDROOM HOME

The New Weaver UP is a beautifully designed, modern 3 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 living room also benefits from a useful storage cupboard.

The New 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, 2 further bedrooms to the front of the house, plus an additional family bathroom, offering the perfect space for young couples and families alike. The first floor also benefits from a convenient storage cupboard at the top of the stairs.

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



NEW WEAVER UP 3 BEDROOM HOME

GROUND FLOOR

Kitchen/Dining  
4.07 x 4.96m (13'5" x 16'3")†

Living  
4.96 x 3.12m (16'3" x 10'3")†

FIRST FLOOR

Bedroom 1  
3.91 x 2.59m (12'10" x 8'6")†

En-suite  
2.04 x 1.83m (6'8" x 6'0")

Bedroom 2  
3.91 x 3.47m (12'10" x 11'5")

Bedroom 3  
2.16 x 2.34m (7'1" x 7'8")

Bathroom  
2.24 x 2.23m (7'4" x 7'4")

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NEW DEE 3 BEDROOM HOME

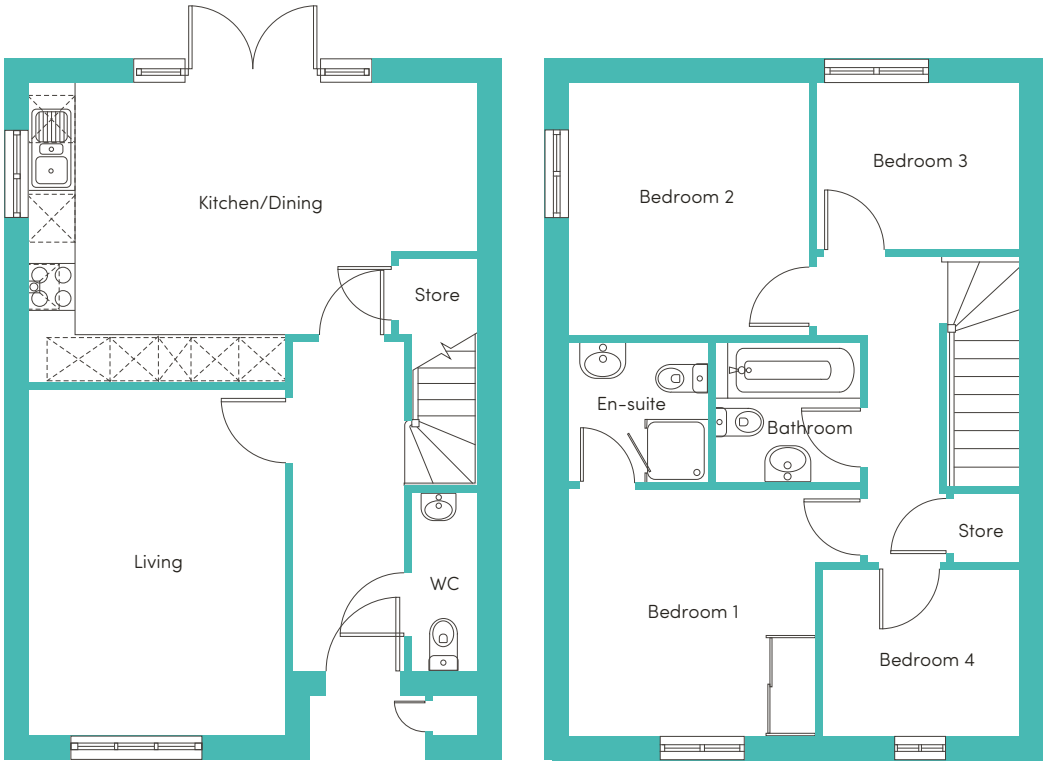
The New Dee is a beautiful 4 bedroom modern home, built over 2 levels.

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 4 bedrooms – 2 doubles and 2 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
- 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



NEW DEE 3 BEDROOM HOME

GROUND FLOOR

Living  
3.37 x 4.44m (11'1" x 14'7")  
Kitchen/Dining  
5.81 x 3.84m (19'1" x 12'7")†

FIRST FLOOR

Bedroom 1  
3.69 x 3.17m (12'1" x 10'5")†  
En-suite  
4.01 x 2.14m (13'2" x 7'0")†  
Bedroom 2  
3.09 x 3.24m (10'2" x 10'8")  
Bedroom 3  
2.71 x 2.19m (8'11" x 7'3")  
Bedroom 4  
2.60 x 2.16m (8'7" x 7'1")  
Bathroom  
1.98 x 1.82m (6'6" x 6'0")

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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

”



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.

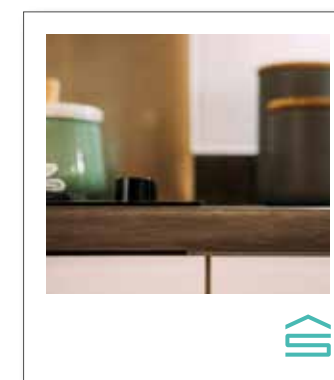
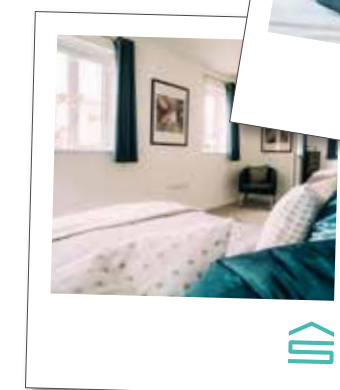
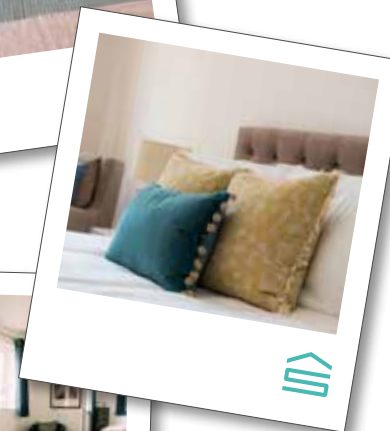
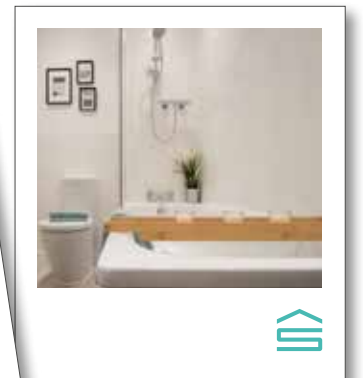
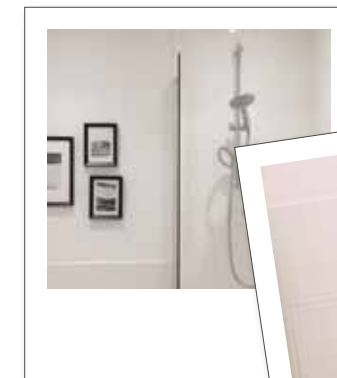
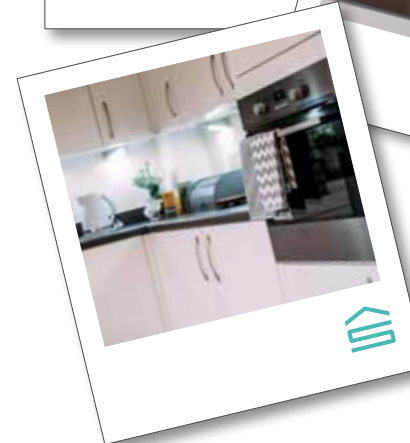
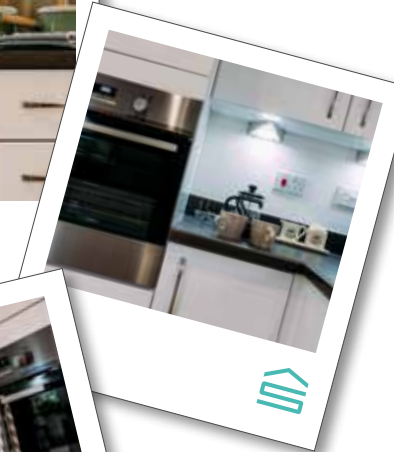
When it comes to quality affordable rental properties, we recognise that many private landlords may struggle to offer the level of service that you deserve as a customer, and we want to change that!

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 2000 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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**T:** 0161 686 6591

[www.simplelifelifehomes.co.uk](http://www.simplelifelifehomes.co.uk)