



SIMPLE LIFE



STANLEY PARK
STOKE-ON-TRENT
ST6 3PP



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STANLEY PARK

SITUATED IN BURSLEM, STOKE-ON-TRENT, STANLEY PARK OFFERS A FANTASTIC NEW DEVELOPMENT OF 2 & 3 BEDROOM HOMES.



LOCATION INFORMATION

Stoke City Centre is located less than 3 miles away from Stanley Park, allowing residents to have great access to a range of high street shops and exclusive retailers. This includes the well-known Intu Potteries shopping centre and The Hive Leisure Park. You will have countless leisure opportunities, lakes and sports centres as the city of Hanley is based just 2.5 miles away, serving up the perfect location for lots of fun family outings. Not forgetting everyday essentials, there is also Alexandra Park shopping centre within a mile of Stanley Park, including Asda, Aldi and Home Bargains.

For your convenience, Longport Train Station is approximately a 10 minute walk away making life extremely easy for commuters who want direct access to Stoke, Crewe, Manchester and Derby. Accommodating for drivers, Stanley Park has routes that lead you to a nearby M6 joining road which will take you to the Birmingham Metropolitan area and beyond. As well as all of this, there is a local bus stop right next to the site which offers a regular service to Hanley and Newcastle Under Lyme.

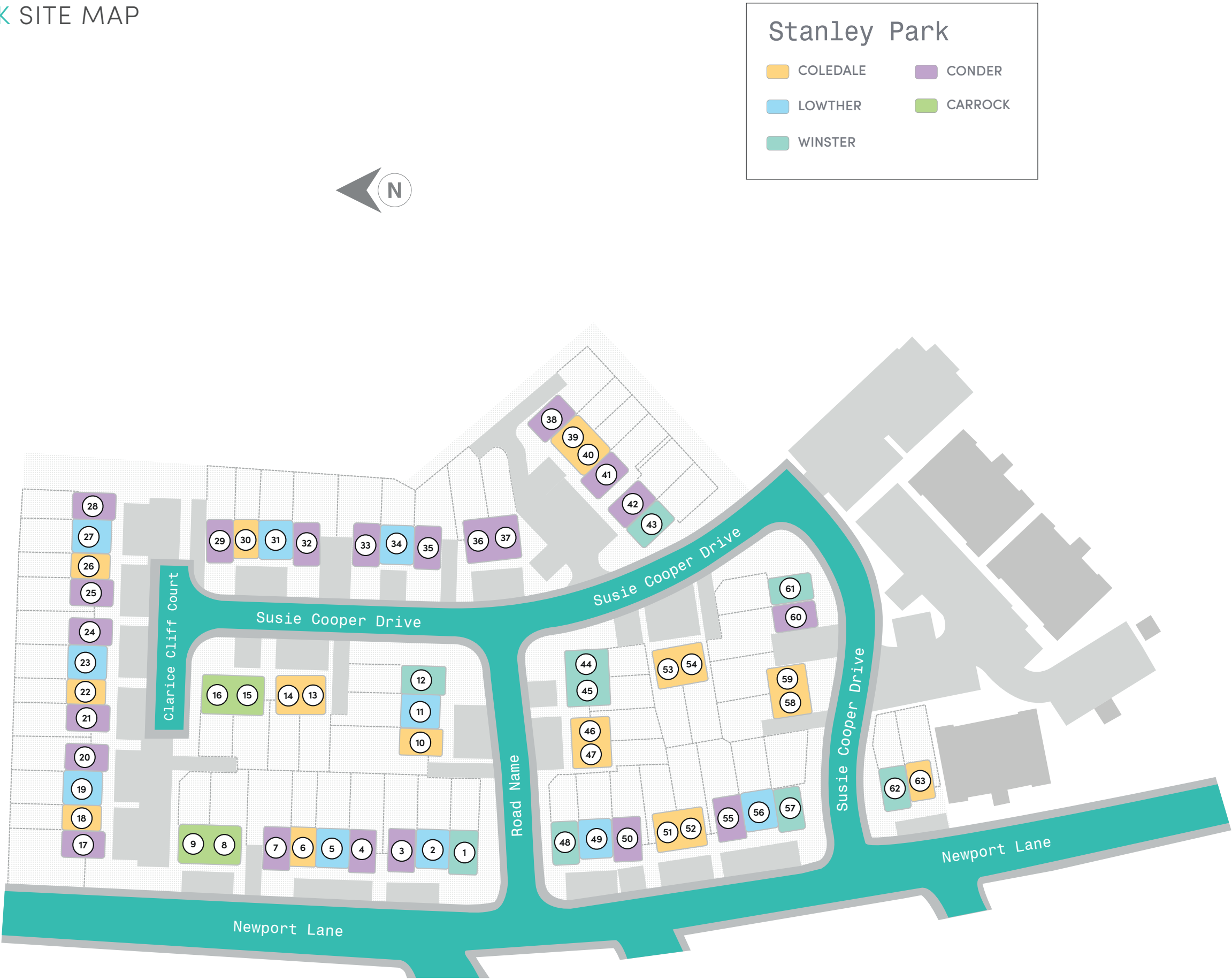
The area is also very well served by both Primary and Secondary schools including St Nathaniel's Academy, North Rd Academy & Fountain Bridge Academy.



STANLEY PARK LOCATION MAP



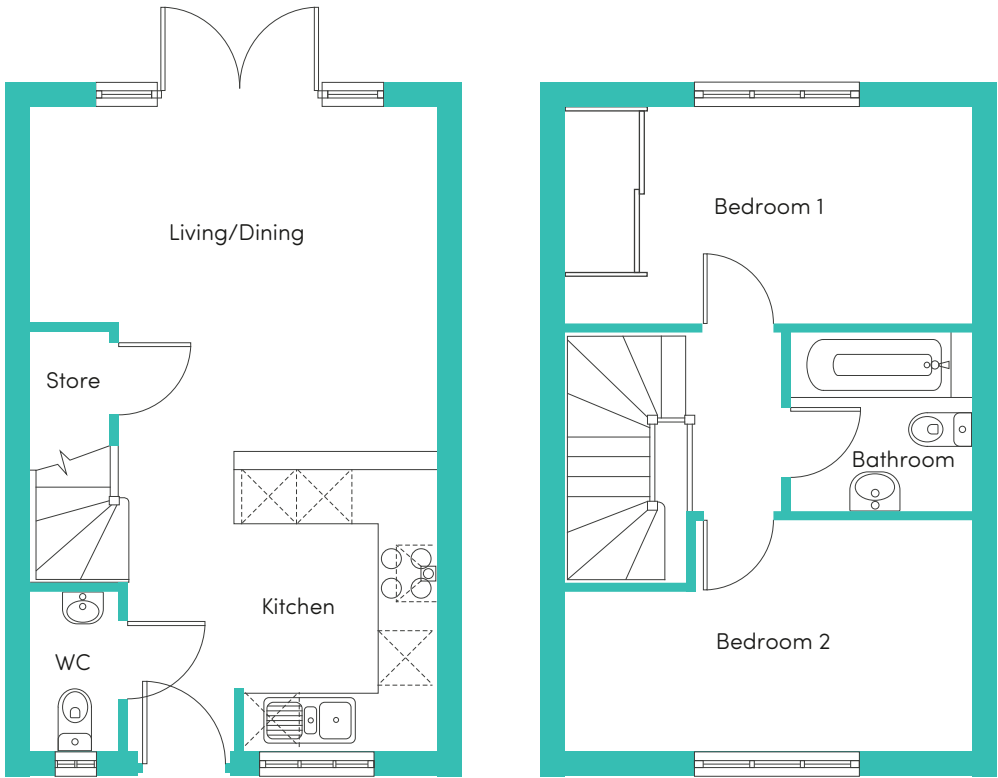
STANLEY PARK SITE MAP



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



COLEDALE 2 BEDROOM HOME

- Presenting the Coledale, a stunning home built to welcome you with an open-plan kitchen space as you walk in the front door. You will be greeted with a modern entrance, providing you with a downstairs WC, a storage cupboard and modern appliances fitted within the kitchen. At the rear of the property, there is a beautiful living room space with French windows leading to a private garden.

On the first floor of the property, there are two generous sized bedrooms; one of them supplying a fitted wardrobe for the perfect storage solution. In the stylish bathroom, there is a combined shower and bath with storage above the sink.
- THE PROPERTY INCLUDES:

 - 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 and stairs
 - Outside taps for watering the garden
 - Patio area in the private back garden

COLEDALE 2 BEDROOM HOME

GROUND FLOOR	FIRST FLOOR
Living/Dining 4.45 x 3.73m (14'7" x 12'3")†	Bedroom 1 4.45 x 2.34m (14'7" x 7'8")
Kitchen 2.14 x 3.28m (7'0" x 10'9")†	Bedroom 2 4.45 x 2.52m (14'7" x 8'3")†

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. Images are indicative only. † Denotes longest measurement taken.

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LOWTHER 3 BEDROOM HOME

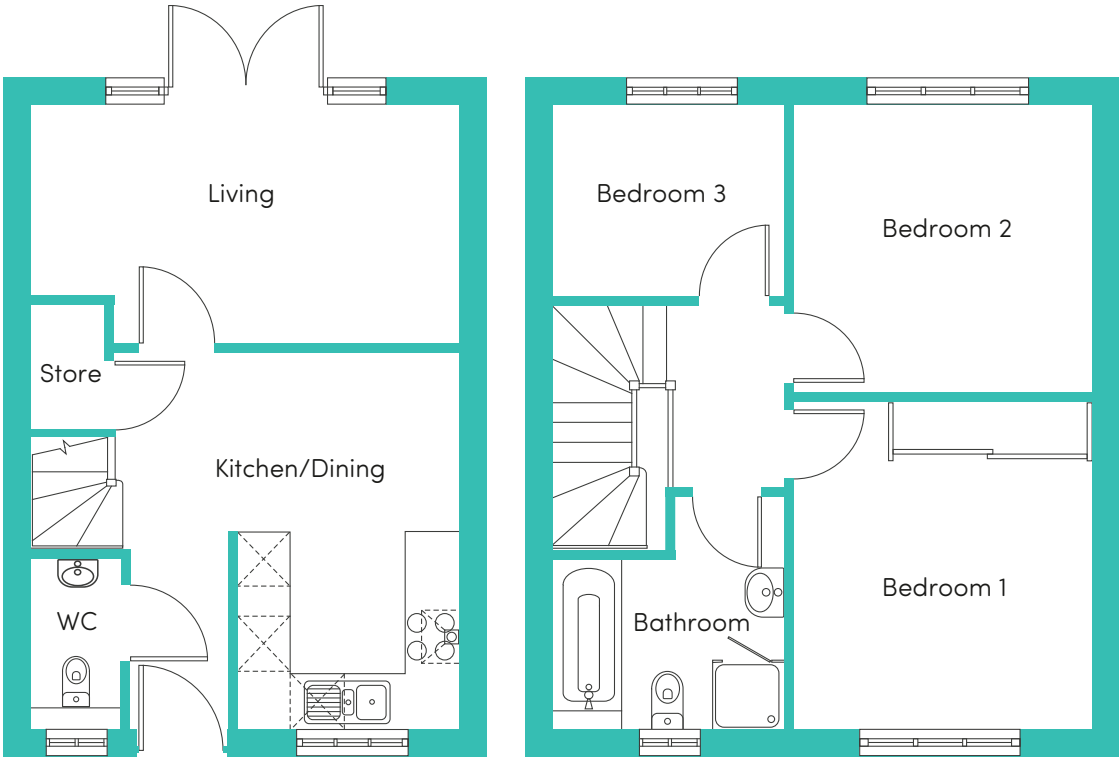
Built with you in mind, the Lowther is a stunning new build family home. As you walk into the property, the first room you enter is the kitchen/dining space, combining open-plan living with clear zones. The kitchen is fully fitted with modern appliances, dark worktops and attractive white cabinets. Moving on, you will enter a contemporary living room with natural light from the French windows that leads to a lawned garden. The downstairs also includes a WC and storage room for that extra bit of room on the ground floor.

Upstairs, this floor offers two bedrooms and has a large main bedroom which includes a fitted wardrobe with stylish mirrored doors that slide to open. The main family bathroom offers a separate shower space and bath tub, alongside some extra storage to keep the room tidy.

THE PROPERTY INCLUDES:

- 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 and 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.



LOWTHER 3 BEDROOM HOME

GROUND FLOOR

Living
4.84 x 2.69m (15'11" x 8'10")†
Kitchen/Dining
2.51 x 4.23m (8'3" x 13'11")†

FIRST FLOOR

Bedroom 1
3.47 x 3.68m (11'5" x 12'1")
Bedroom 2
3.47 x 3.24m (11'5" x 10'8")
Bedroom 3
2.63 x 2.16m (8'8" x 7'1")†
Bathroom
2.63 x 2.63m (8'8" x 8'8")†

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CARROCK 3 BEDROOM HOME

Introducing the Carrock, a beautifully designed three bedroom home perfect for families and young professionals.

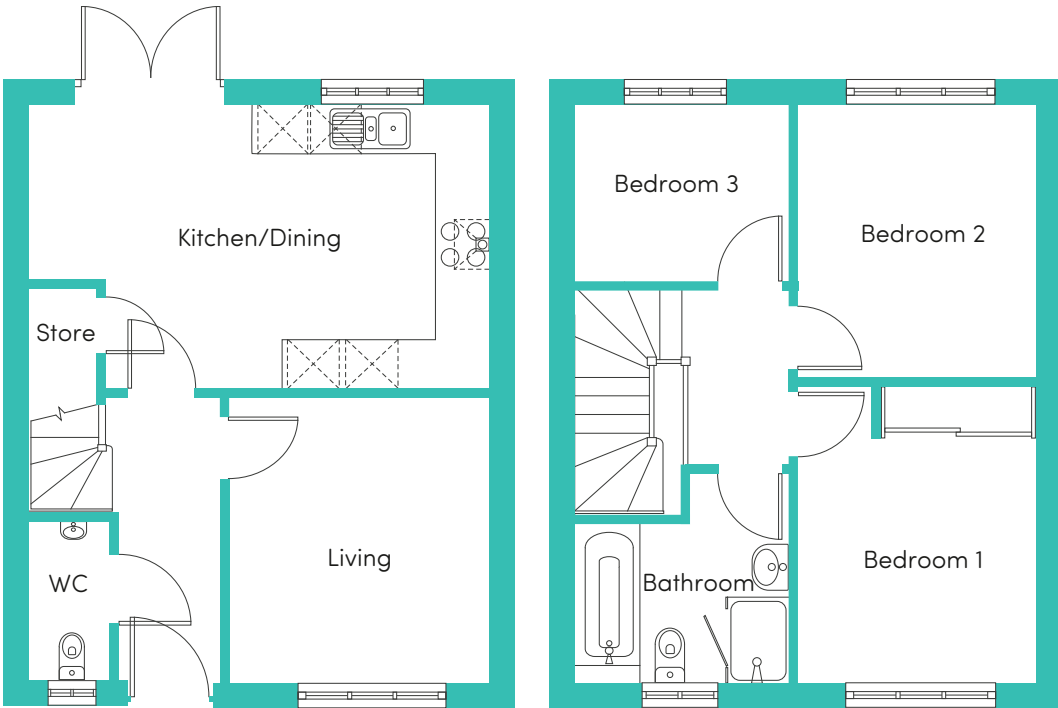
This home is built to meet all of your homely needs with a modern design and high specification. Once you walk into the property, you have easy access to the living room and WC. When continuing down the hallway, you will enter a stunning kitchen and dining area with all of the essential appliances fitted to one side. An additional storage cupboard is accessible from the dining room, making life much easier when it comes to keeping a tidy home.

Moving onto the first floor, you can access all three bedrooms, including the main that comes that comes with fitted wardrobes. The main family bedroom has been installed with a modern shower and separate bath tub.

THE PROPERTY INCLUDES:

- 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 and 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.



CARROCK 3 BEDROOM HOME

GROUND FLOOR

Living
4.16 x 3.49m (18'2" x 11'5")
Kitchen/Dining
3.21 x 3.43m (10'6" x 11'3")†

FIRST FLOOR

Bedroom 1
2.95 x 3.61m (9'8" x 11'10")
Bedroom 2
2.95 x 3.31m (9'8" x 10'10")
Bedroom 3
2.59 x 2.15m (8'6" x 7'1")
Bathroom
2.06 x 2.54m (8'6" x 8'4")†

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CONDER 3 BEDROOM HOME

The Conder property is perfect for families and young professionals, offering a stylish three bedroom home with a patio and garden space.

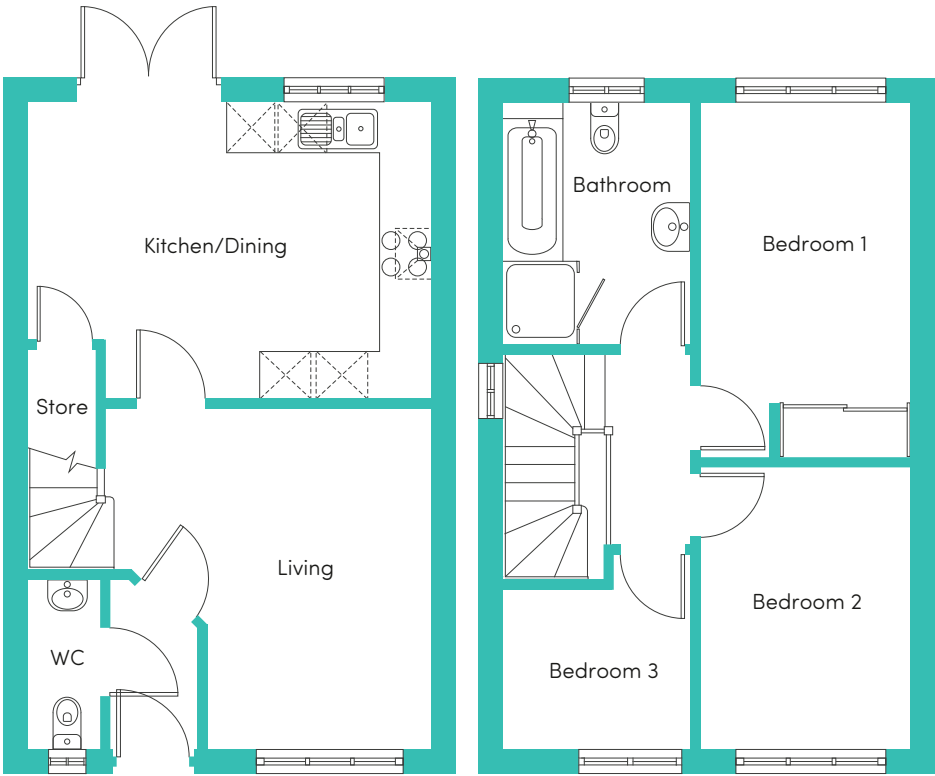
Entering through the front door, your downstairs WC is immediately to one side. Along the short hall, you are welcomed by a stylish living room as the first room of the house. Heading to the rear of the property, you are provided with an attractive kitchen / diner with a range of up-to-date integrated appliances and French windows that open out to your private outdoor space.

Upstairs you will find 3 mixed-sized bedrooms with the main bedroom providing fitted mirrored wardrobes to provide the perfect storage solution. The bathroom has been equipped with a separate shower and bath tub with a cupboard above the sink area.

- THE PROPERTY INCLUDES:
- 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 and stairs
 - Outside taps for watering the garden
 - Patio area in the private back garden

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CONDER 3 BEDROOM HOME

GROUND FLOOR

Living
44.07 x 4.15m (13'4" x 13'8")†
Kitchen/Dining
5.01 x 3.69m (16'5" x 12'2")†

FIRST FLOOR

Bedroom 1 2.63 x 4.32m (8'8" x 14'2")	Bedroom 3 2.29 x 2.12m (7'6" x 7'0")†
Bedroom 2 2.63 x 3.61m (8'8" x 11'10")	Bathroom 2.29 x 2.96m (7'6" x 9'9")

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WINSTER 3 BEDROOM HOME

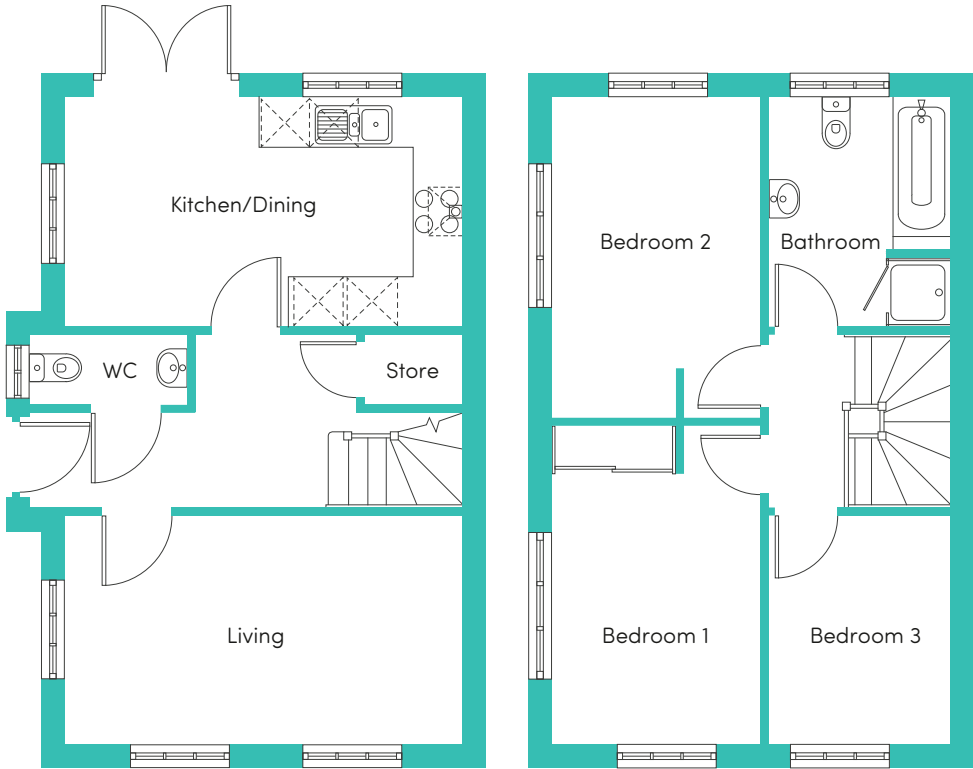
The Winster home is not one to be missed, offering a stunning home with your needs as a priority. Walking into the home, you are welcomed by a bright hallway with each room accessible either side, as well as a downstairs WC and storage cupboard. The living allows lots of room to relax, host and enjoy. The kitchen has beautiful worktops with modern fitted appliances to suit your everyday needs. The dining area is a perfect area to sit and stare out of the French windows that will open up to your private garden.

Moving upstairs, you will find three bedrooms making it perfect living space for families, young professionals and retirees. The main bedroom offers a fitted wardrobe with sliding mirrored doors and two windows, allowing lots of natural lighting within the room. The main family bedroom includes a contemporary shower space and separate bath tub, giving you flexibility.

- THE PROPERTY INCLUDES:
- 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 and stairs
 - Outside taps for watering the garden
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WINSTER 3 BEDROOM HOME

GROUND FLOOR

Living
4.99 x 2.83m (16'5" x 9'4")

Kitchen/Dining
4.99 x 2.83m (16'5" x 9'4")

FIRST FLOOR

Bedroom 1
2.58 x 3.97m (8'6" x 13'0")†

Bedroom 2
2.58 x 3.97m (8'6" x 13'0")

Bedroom 3
2.32 x 2.83m (7'7" x 9'4")

Bathroom
2.32 x 2.83m (7'7" x 9'4")

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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

”



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 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.

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.
Simple Life may retain may retain a proportion of 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 The following amounts will be deducted from your holding deposit should your application not progress to the next stage: · £50.00+VAT per property · £25.00+VAT per applicant and/or guarantor You will be refunded the remaining amount of your holding deposit once the above costs have been deducted.			
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.

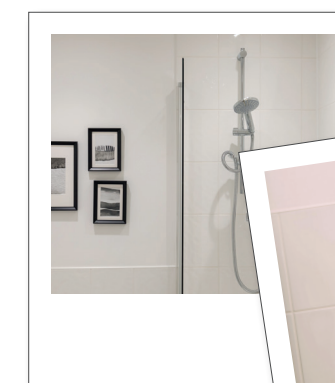
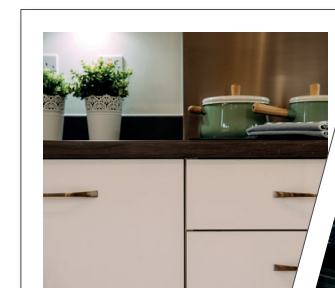
When it comes to quality affordable rental properties, we recognise that many private landlords may struggle to offer the level of service that you deserve as a customer, and we want to change that!

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 4000 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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