



SIMPLE LIFE



EMPYREAN

SALFORD
M7 1GA



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EMPYREAN

A STRIKING NEW DEVELOPMENT OF APARTMENTS IN SALFORD,
JUST A 20 MINUTE WALK FROM MANCHESTER'S DEANS GATE.



LOCATION INFORMATION

Inspired by astronomer William Crabtree who made the area his home in the 1600s, Empyrean translates as the highest heaven – and you can call a slice of it your own!

With 298 apartments spread across six blocks either side of the newly renovated Church of Ascension, we have a range of 1, 2 and 3 bedroom properties available including those designed specifically for people sharing. Situated directly opposite Green Grosvenor Park and a stone's throw away from the river Irwell, these homes have something to

offer to all. Ideal for professionals, young families or couples wanting an easy commute without the city centre pricetag.

At Empyrean, you get the best of both worlds from the privacy of your own space to the bustling heart of the city. Our expertise is in professionally managed, high quality homes, and that's what we offer you. For the best choice of gyms, bars, restaurants and shops, why compete with everything Manchester has on your doorstep!

With easy access to the city, as well as the wider connections beyond Salford, Empyrean puts you in the ideal spot to reap the benefits of an urban lifestyle from the sanctuary of your Simple Life home.

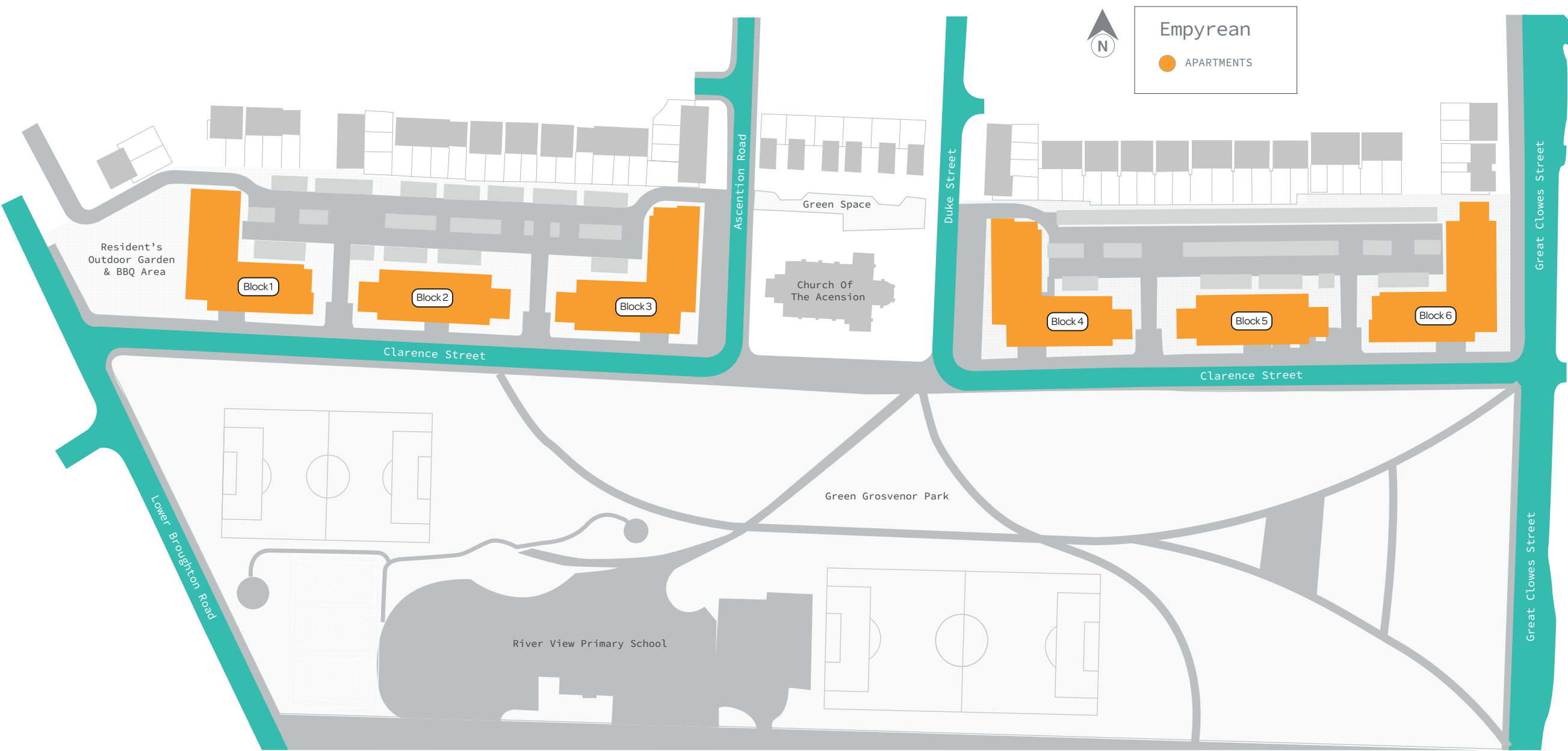
Access to the site is via Lower Broughton Road to the West or Great Clowes Street to the East, with entrances to the blocks on Clarence Street. Postcode M7 1GA will bring you to the area.



EMPYREAN LOCATION MAP



EMPYREAN SITE MAP



Block 1	Block 2	Block 3
Floors 0- 4	Floors 0-3	Floors 0-2
1 bed Crabtree	1 bed Crabtree	1 bed Crabtree
2 bed Halley	2 bed Hubble	2 bed Hubble
3 bed Newton	2 bed Halley	2 bed Halley
65 Apartments	40 Apartments	41 Apartments - Building Manager's office on Ground Floor

Block 4	Block 5	Block 6
Floors 0-2	Floors 0-3	Floors 0- 4
1 bed Crabtree	1 bed Crabtree	1 bed Crabtree
2 bed Hubble	2 bed Hubble	2 bed Hubble
2 bed Halley	2 bed Halley	2 bed Halley
42 Apartments	40 Apartments	3 bed Newton
		70 Apartments

SETTLE FOR MORE, FOR LESS.

WITH **EMPYREAN** YOU ENJOY THE LUXURY OF CHOICE



All properties fully furnished



Building Manager to keep the blocks safe, secure and looked after



Parcel collection point and parcel storage lockers



Secure bike storage



Resident parking available through a permitted scheme on a first-come-first-served basis



Allocated EV charging points



BT Fibre and Virgin access



Secure resident's garden and BBQ area



Allocated Pet Friendly apartments on an application basis



My Simple Life Resident portal



Access to exclusive Simple Life Resident affiliate offers



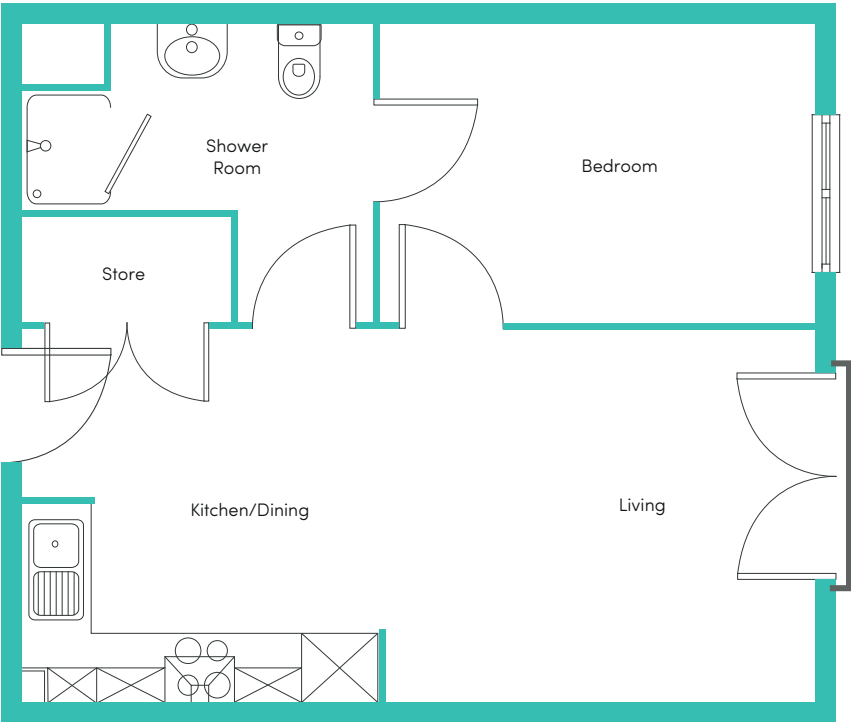
- CLOSE TO CITY CENTRE
- COMFORT, STYLE & VALUE
- RENTAL LIVING WITH PEACE OF MIND



EXCLUSIVELY FOR RENT



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



CRABTREE 1 BEDROOM APARTMENT

The Crabtree is a beautiful one bed apartment named after William Crabtree, the 17th century astronomer born and bred in Salford.

As you walk in the front door, you are met with a large kitchen/ diner fully fitted with appliances as well as handy store cupboard for extra space. This area leads you into the living room towards the back of the apartment. Featuring French windows that open onto your balcony, this is the perfect haven for lazy afternoons and sunsets. Ground floor apartments will include a Juliet balcony for extra security, whilst the upper floors benefit from larger outdoor spaces.

Off the living room, you will find your bedroom with access to a stylish shower room.

- THE PROPERTY INCLUDES:
- Fitted wardrobes in master bedroom
 - Dishwasher
 - Fridge/freezer
 - Washer/drying machine
 - Oven and hob
 - Light wash wood effect flooring
 - Dark worktops
 - Modern, white kitchen units
 - White interior doors
 - Light grey carpets in bedrooms
 - White blinds in bedrooms
 - Full length curtains in living area

CRABTREE 1 BEDROOM APARTMENT

Kitchen/Dining	Bedroom
3.27 x 3.21m (10'9" x 10'7")	2.58 x 3.81m (8'6" x 12'6")
Living	Shower Room
3.27 x 3.76m (10'9" x 12'4")	2.58 x 3.09m (8'6" x 10'2")†

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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HUBBLE 2 BEDROOM APARTMENT

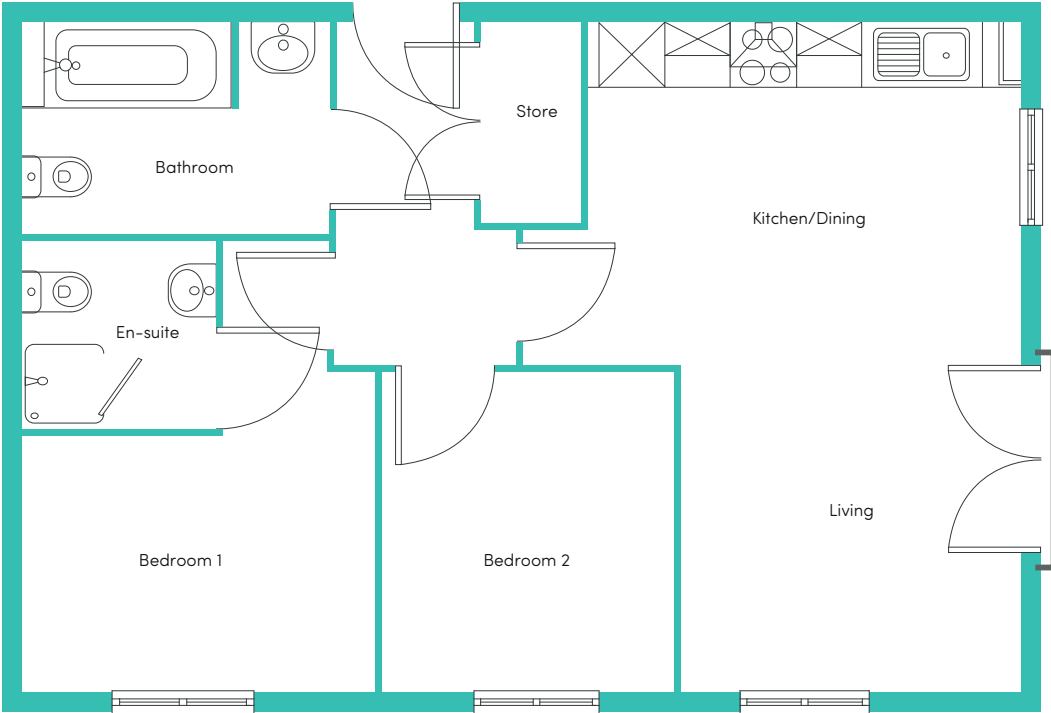
The Hubble is a lovely two bed home that is deceptively spacious, and takes its name from the American astronomer, inventor of the Hubble telescope, whose work changed the perception of the universe.

Entering the Hubble you are immediately greeted by the landing that gives you access to every room in the property including your family bathroom and useful storage cupboard.

To one side you have the kitchen/diner fully fitted with modern appliances, which takes you nicely into the open plan living area which benefits from a balcony perfect for those sunny weekends and watching the world go by. If you're in a ground floor apartment, balconies will be Julietts for added security, whilst the upper levels will benefit from full outdoor spaces.

To the other side of the Hubble are two good sized bedrooms, one of which benefits from an en-suite shower room.

- THE PROPERTY INCLUDES:
- Fitted wardrobes in master bedroom
 - Dishwasher
 - Fridge/freezer
 - Washer/drying machine
 - Oven and hob
 - Light wash wood effect flooring
 - Dark worktops
 - Modern, white kitchen units
 - White interior doors
 - Light grey carpets in bedrooms
 - White blinds in bedrooms
 - Full length curtains in living area



HUBBLE 2 BEDROOM APARTMENT

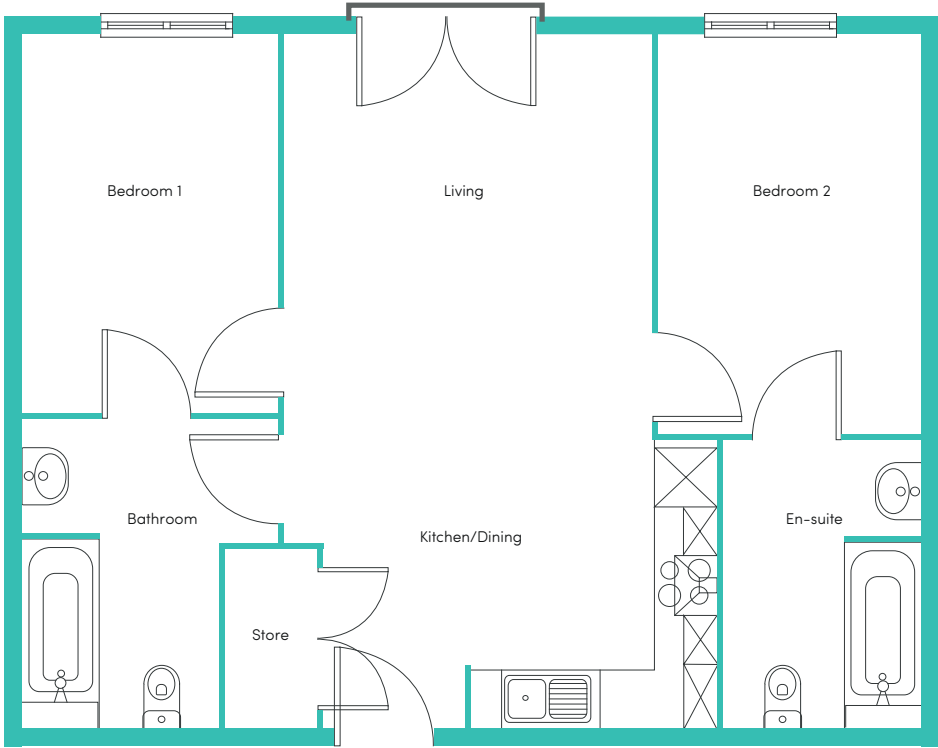
Kitchen/Dining	Bedroom 1	Bedroom 2
3.96 x 3.15m (13'0" x 10'4")†	3.24 x 4.06m (10'8" x 13'4")†	2.61 x 2.96m (8'7" x 9'9")
Living	En-suite	Bathroom
3.14 x 3.03m (10'4" x 9'11")	1.79 x 1.71m (5'11" x 5'8")	2.82 x 1.95m (9'3" x 6'5")

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HALLEY 2 BEDROOM APARTMENT

The Halley is a two bedroom apartment ideally designed for shared accommodation, inspired by Edmond Halley, a British astronomer famous for computing the orbit of Halley’s Comet, but also for his collaborations with his peers.

When you enter the Halley you walk straight into the hub of the home; the kitchen/diner with integrated appliances gives you an ideal entertaining space. As you go further into the apartment, the room becomes a good sized living area with French windows opening onto a Juliet balcony on the ground floor or full balcony on upper floors, bringing in natural light and enhancing the property’s views.

The two bedrooms are equal in size mirroring each other on either side of the apartment, each with a fully fitted bathroom, with one also having access through to the kitchen/diner.

- THE PROPERTY INCLUDES:
- Fitted wardrobes in both bedrooms
 - Dishwasher
 - Fridge/freezer
 - Washer/drying machine
 - Oven and hob
 - Light wash wood effect flooring

- Dark worktops
 - Modern, white kitchen units
 - White interior doors
 - Light grey carpets in bedrooms
 - White blinds in bedrooms
 - Full length curtains in living area

HALLEY 2 BEDROOM APARTMENT

Kitchen/Dining	Bedroom 1	Bedroom 1
3.71 x 3.14m (12'2" x 10'4")†	2.61 x 3.77m (8'7" x 12'5")	2.66 x 3.96m (8'9" x 13'0")
Living	Bathroom	En-suite
3.71 x 3.77m (12'2" x 12'5")	2.61 x 3.15m (8'7" x 10'4")†	2.01 x 2.95m (6'7" x 9'8")

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NEWTON 3 BEDROOM APARTMENT

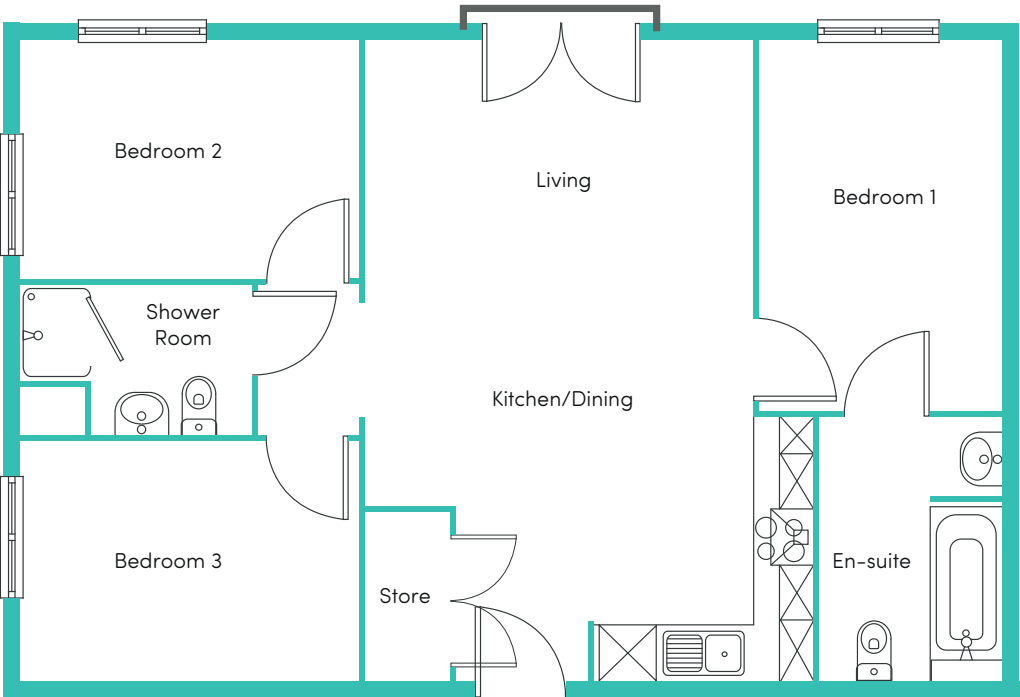
The Newton is a spacious and inviting three bedroom apartment. It fittingly takes its name from Sir Isaac Newton, the big name in physics and astromony, who set forth the idea that gravity was a predictable force.

This is an ideal home for couples, families or flat sharers. Walking into the space, you are greeted with a striking kitchen/dining/living area with integrated appliances and a very useful storage cupboard worked into the design so you don't lose out on floor space. The room feels light and airy as it features either a Juliet or full balcony (level dependent), providing access to that outdoor space you desire.

To one side of the apartment is the master bedroom equipped with an en-suite with full bath suite including shower over bath. On the other side, you'll find two further bedrooms with a stylish shared shower room.

- THE PROPERTY INCLUDES:
- Fitted wardrobes in master bedroom
 - Dishwasher
 - Fridge/freezer
 - Washer/drying machine
 - Oven and hob
 - Light wash wood effect flooring

- Dark worktops
 - Modern, white kitchen units
 - White interior doors
 - Light grey carpets in bedrooms
 - White blinds in bedrooms
 - Full length curtains in living area



NEWTON 3 BEDROOM APARTMENT

Kitchen/Dining	Bedroom 1	Bedroom 2
4.04 x 4.81m (13'3" x 15'10")†	4.06 x 2.65m (13'4" x 8'9")	2.60 x 3.68m (8'7" x 12'1")
Living	En-suite	Bedroom 3
2.87 x 4.16m (9'5" x 13'8")	2.84 x 1.91m (9'4" x 6'3")	2.60 x 3.68m (8'7" x 12'1")
		Shower Room
		1.63 x 2.53m (5'4" x 8'4")

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TESTIMONIALS

“The site has a nice vibrant community feel, it's really fun to live in and there's a great vibe. We have a Facebook group where everyone talks about practical things like bins and parking, which is really helpful. We were really attracted to Simple Life because of how modern the apartments are. It's above and beyond other properties we looked at. The décor and colour scheme is fresh and modern; perfect for relaxing after work in front of the TV.”



Charlie Say,
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 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.

Accurate as of May 2020

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. Our

apartments have been designed to suit a range of lifestyles, from single professionals, to young families – flat sharers to couples. That way you can find the perfect property for you and feel right at home.

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.

With over 2000 properties now built across the UK, Simple Life will make you feel right at home, wherever that may be.



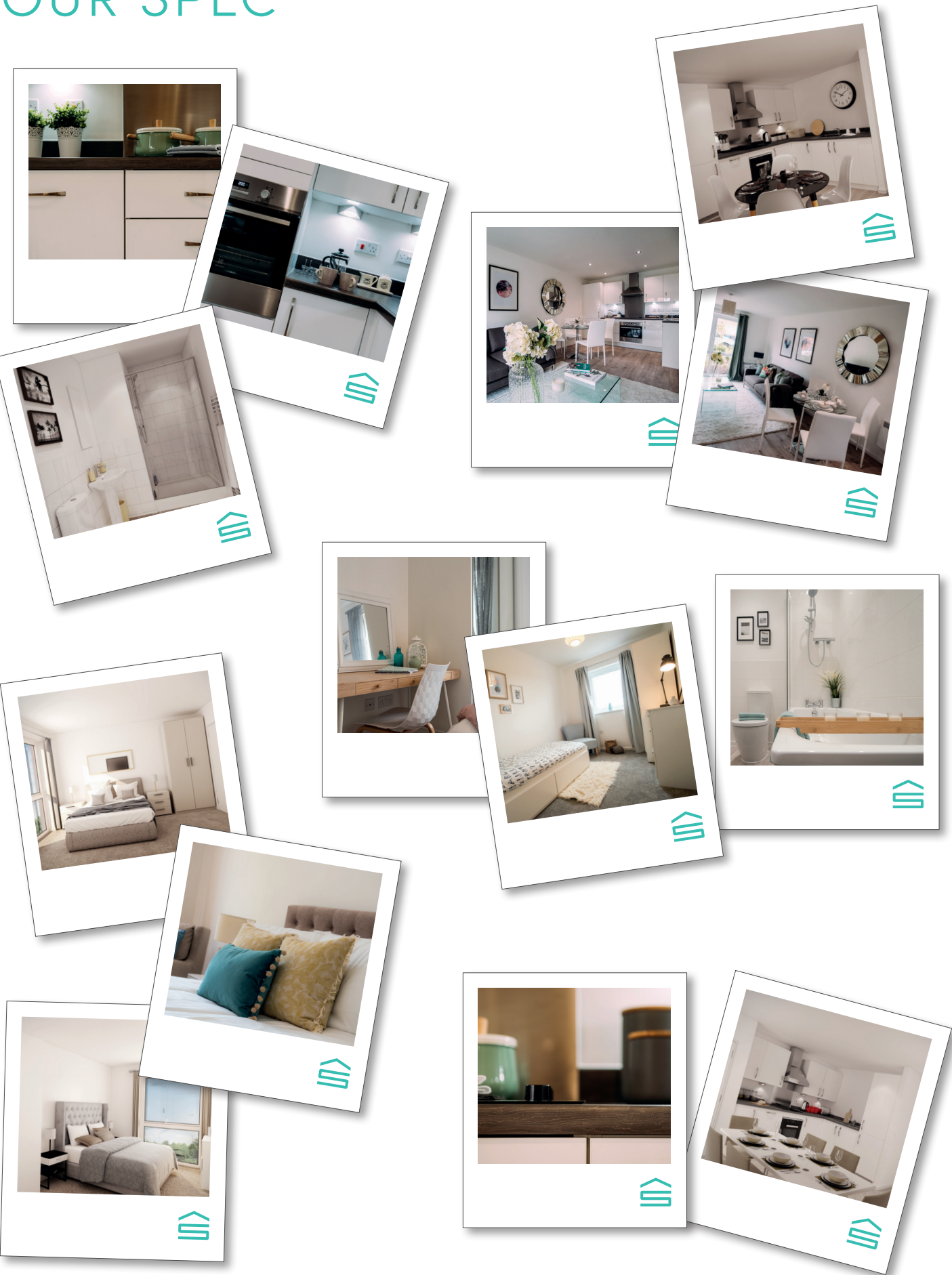
COMMUNITIES

We know that a property is more than just a home – it's 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 development as well as in your internal space. As such, we help to organise community events throughout the year across our developments, bringing residents together.

From Pizza Nights to funding support for local schools, Simple Life aims to enhance and expand engagement projects and establish each development as a hub for residents to Settle for More.



OUR SPEC





SIMPLE LIFE



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