



SIMPLE LIFE



CHASE PARK
ELLESMERE PORT
CH65 5DE

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CHASE PARK

TAKING ITS NAME FROM ITS HERITAGE AS THE OLD GREYHOUND STADIUM, CHASE PARK IS PERFECTLY LOCATED, CLOSE TO CHESHIRE OAKS AND ELLESMERE PORT HIGH STREET.



LOCATION INFORMATION

Just 15 miles away from the vibrant city of Liverpool, Chase Park offers a wide array of shops, attractions, sports and it's most famous music scene. Chester is only a short drive away, offering impressive history, quaint streets and antique buildings.

Alternatively, for a quieter life, the breath-taking views of the countryside are plentiful around both Chester and North Wales, plus Chester Zoo is also within easy reach.

For those who like to easily get out and about, Chase Park is ideally located close to the interchange of the M56 and the M53 motorways, giving access to Liverpool, Manchester and Chester. Ellesmere Port has its own train station, offering a half-hourly service to Chester and Liverpool. There is also a frequent bus service to Chester, Liverpool, Runcorn, Elton, Ince and Neston.

The popular Brio Sports Village is located just a short walk from the site, boasting a gym, outdoor football pitches and a swimming pool.



CHASE PARK LOCATION MAP



CHASE PARK SITE MAP





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

ARUN 2 BEDROOM HOME

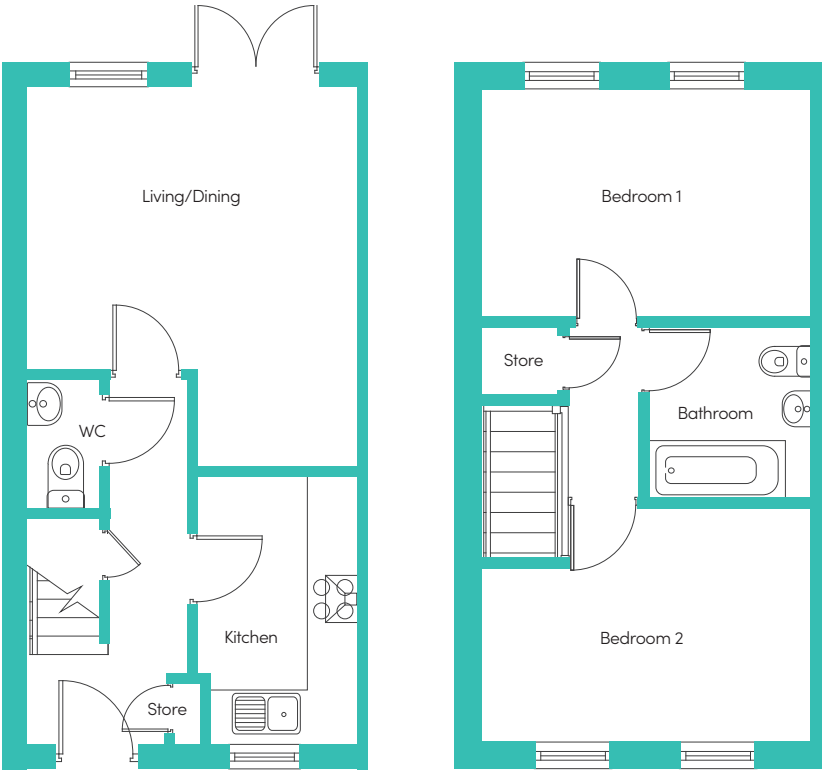
This beautiful home has a very spacious feel throughout. The modern kitchen is situated at the front of the property, boasting a contemporary design with all the modern appliances you need including dishwasher, cooker and hob, fridge-freezer and washing machine. Down the hallway you will find a handy WC and a door opening in to your open-plan living and dining area. The living/ dining area is a stunning bright space with French windows that open out on to your private back garden.

Upstairs you will find the family bathroom between two equally large double bedrooms – perfect for young professionals, couples sharing or small families looking for that extra bit of room.

THE PROPERTY INCLUDES:

- Private driveway
- Security alarm system
- Fitted wardrobes to master bedroom
- Dishwasher
- Fridge freezer
- Washing machine
- Oven and hob
- Light wash wood effect flooring
- All properties internally wired to connect to phone, internet and TV providers*
- Dark ash style 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
- White blinds in bedrooms

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



ARUN 2 BEDROOM HOME

GROUND FLOOR

Kitchen
1.83 x 3.33m (6'0" x 10'11")
Living/Dining
4.08 x 4.71m (13'5" x 15'6")†

FIRST FLOOR

Bedroom 1
4.08 x 2.87m (13'5" x 9'5")†
Bedroom 2
4.08 x 2.93m (13'5" x 9'7")
Bathroom
1.96 x 2.17m (6'5" x 7'2")

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.

EXCLUSIVELY FOR RENT



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AVON 3 BEDROOM HOME

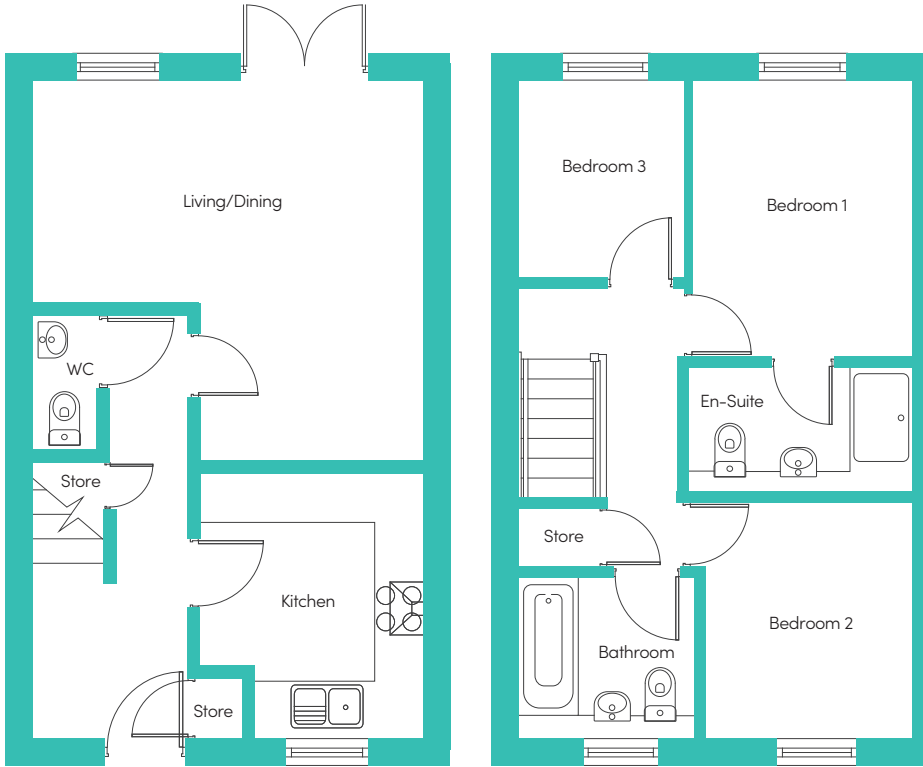
This beautiful home has a number of windows peppered throughout the property, giving a bright and spacious ambiance. The modern kitchen is situated at the front of the property, boasting a contemporary design with all the modern appliances you need. Down the hallway you will find a handy WC and a door opening in to your open-plan living and dining area. The lounge is a stunning bright space with French windows that open out on to your private back garden.

The first floor offers a large double main bedroom with an en-suite shower room. There is a second decent sized double bedroom to the front of the property, a third single bedroom and a family bathroom, which comes complete with bath and shower.

THE PROPERTY INCLUDES:

- Private driveway
- Security alarm system
- Fitted wardrobes to master bedroom
- Dishwasher
- Fridge freezer
- Washing machine
- Oven and hob
- Light wash wood effect flooring
- All properties internally wired to connect to phone, internet and TV providers*
- Dark ash style 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
- White blinds in bedrooms

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AVON 3 BEDROOM HOME

GROUND FLOOR

Kitchen
2.76 x 3.29m (9'1" x 10'0")†

Living/Dining
4.87 x 4.75m (16'0" x 15'7")†

FIRST FLOOR

Bedroom 1
2.77 x 3.50m (9'1" x 11'6")

En-suite
2.77 x 1.46m (9'1" x 4'10")

Bedroom 2
2.62 x 3.02m (8'7" x 9'11")

Bedroom 3
2.04 x 2.49m (6'9" x 8'2")

Bathroom
2.19 x 1.97m (7'2" x 6'6")

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DARWEN 3 BEDROOM HOME

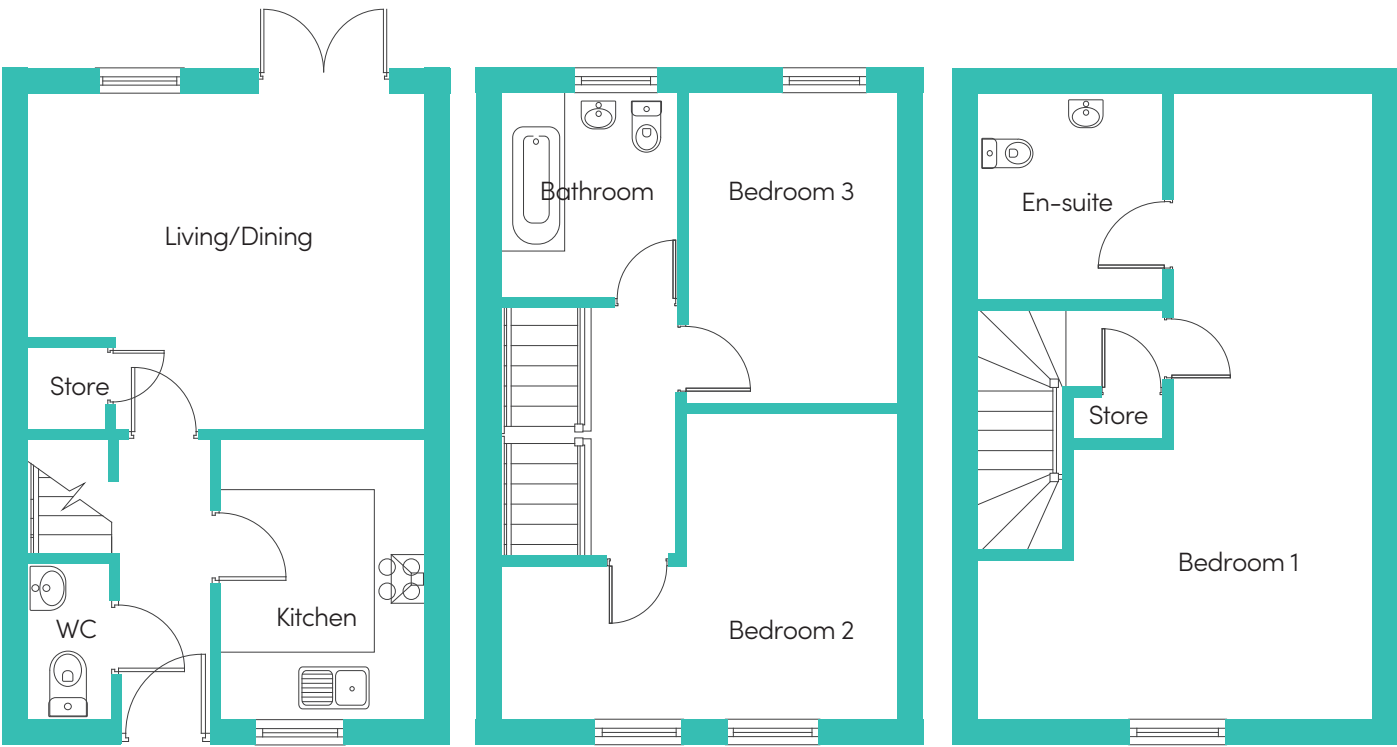
Upon taking your first steps in to the Darwen, you will be greeted with a contemporary U-shaped kitchen – fitted with a dishwasher, washing machine, hob and cooker and fridge-freezer. The stunning living/dining area spans the full width of the back of the property. To complete the downstairs, the living room boasts lovely French windows opening on to your private back garden, perfect for summer sun.

One sizeable double bedroom and a further large single bedroom can be found on the first floor, along with the contemporary white bathroom. Tucked away on the second floor is the adult's getaway with an impressive main bedroom covering the full floor. This also includes a private en-suite shower room.

THE PROPERTY INCLUDES:

- Private driveway
- Security alarm system
- Fitted wardrobes to master bedroom
- Dishwasher
- Fridge freezer
- Washing machine
- Oven and hob
- Light wash wood effect flooring
- All properties internally wired to connect to phone, internet and TV providers*
- Dark ash style 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
- White blinds in bedrooms

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DARWEN 3 BEDROOM HOME

GROUND FLOOR

Kitchen
2.43 x 3.24m (8'0" x 10'8")
Living/Dining
4.66 x 3.87m (15'4" x 12'9")†

FIRST FLOOR

Bedroom 2
3.76 x 3.76m (12'4" x 12'4")†
Bedroom 3
2.46 x 3.66m (8'1" x 12'0")
Bathroom
2.14 x 2.41m (7'0" x 7'11")

SECOND FLOOR

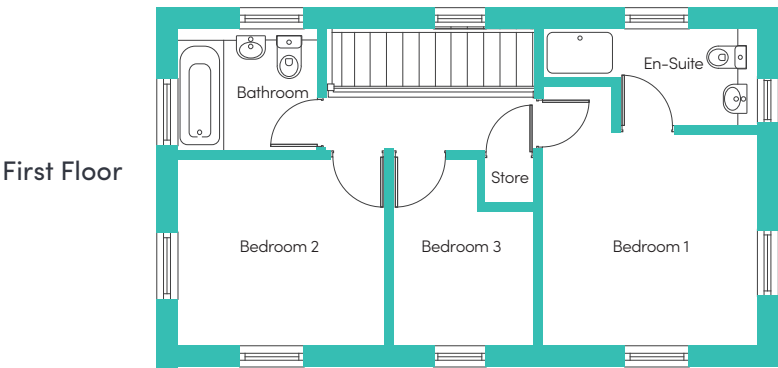
Bedroom 1
3.54 x 7.32m (11'7" x 24'1")†
En-suite
2.25 x 2.41m (7'5" x 7'11")

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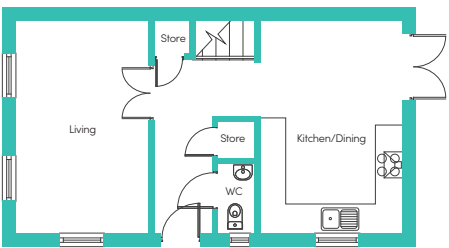
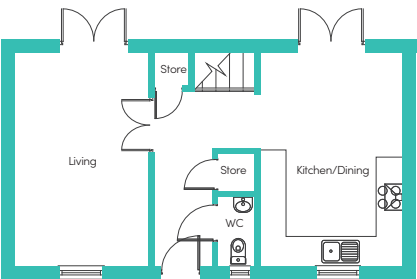


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Calder Detached - Ground Floor

Calder End - Ground Floor



CALDER 3 BEDROOM HOME

This traditional looking home has a beautiful layout. Upon entering the property, you are immediately welcomed by a large entrance hall with the living area and the kitchen/dining rooms spanning each side of the property. Both rooms offer ample space and French windows allowing for plenty of natural light (number of French windows is plot dependant). You will also find a handy WC on the ground floor, along with two storage spaces.

The first floor offers a very large main bedroom with en-suite shower room, a second double bedroom and a third single bedroom. The property also has a family bathroom, complete with bath and shower. This is the perfect property for growing families.

THE PROPERTY INCLUDES:

- Private driveway
- Security alarm system
- Fitted wardrobes to master bedroom
- Dishwasher
- Fridge freezer
- Washing machine
- Oven and hob
- Light wash wood effect flooring
- All properties internally wired to connect to phone, internet and TV providers*
- Dark ash style 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
- White blinds in bedrooms

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CALDER 3 BEDROOM HOME

GROUND FLOOR

Kitchen/Dining
3.35 x 4.96m (11'0" x 16'3")

Living
3.10 x 4.96m (10'2" x 16'3")

FIRST FLOOR

Bedroom 1
3.35 x 3.33m (11'0" x 10'11")

En-suite
3.35 x 1.57m (11'0" x 5'2")†

Bedroom 2
3.31 x 2.93m (10'11" x 9'8")

Bedroom 3
2.21 x 2.93m (7'3" x 9'8")†

Bathroom
2.25 x 1.97m (7'5" x 6'6")

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HOLLY 4 BEDROOM HOME

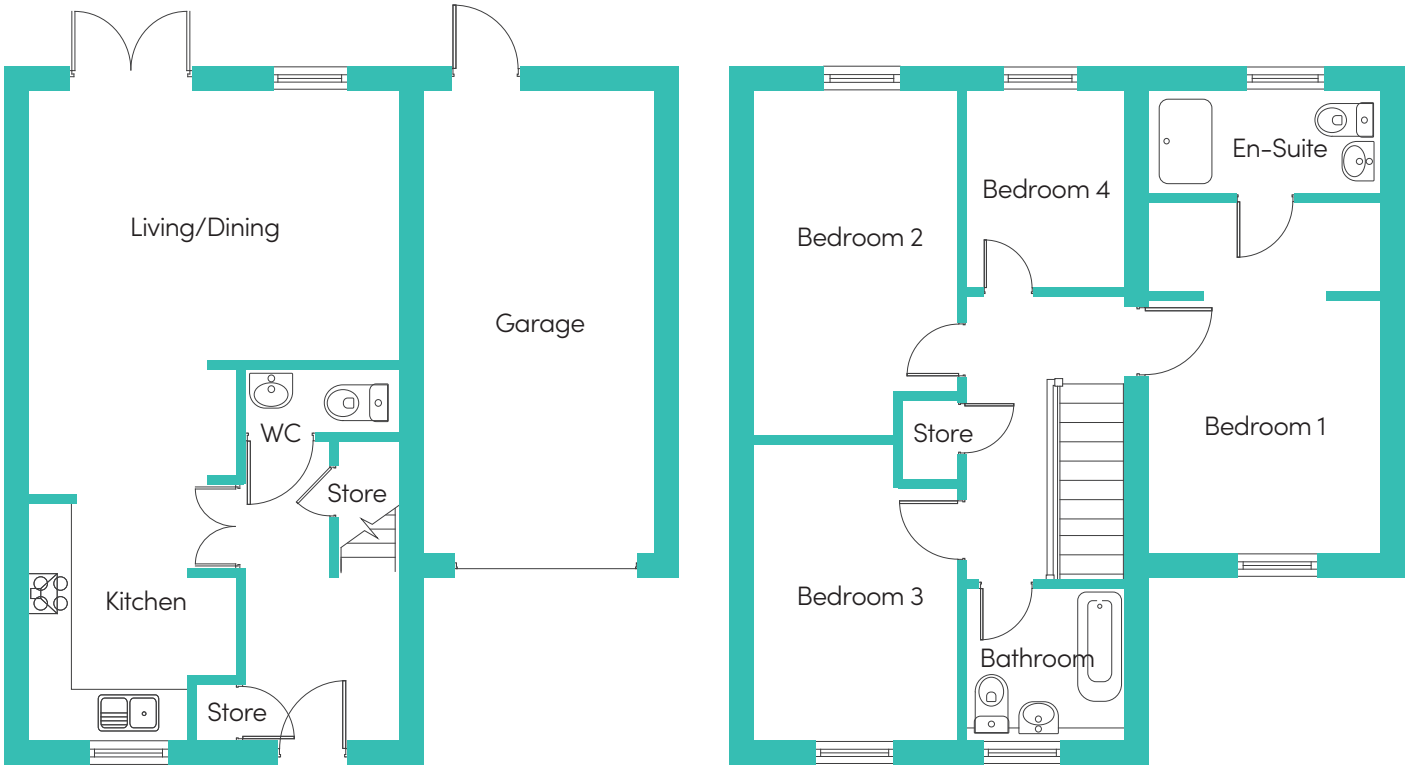
The Holly displays open-plan living at its best. Just off the entrance hallway, you will find the modern kitchen which has been influenced by Scandi trends and colours. The kitchen has everything you need with all the necessary modern appliances included. Leading on from the kitchen, there is a lovely dining area which again leads through to the living area - perfect for entertaining guests. The living area is a generous space with stunning French windows leading on to the back garden. To the side of the property is a private garage.

Directly above the garage, sits the large main bedroom and en-suite shower room. In addition, the upstairs of the property includes two further double bedrooms and a further single room, as well as a family bathroom.

THE PROPERTY INCLUDES:

- Private driveway
- Security alarm system
- Fitted wardrobes to master bedroom
- Dishwasher
- Fridge freezer
- Washing machine
- Oven and hob
- Light wash wood effect flooring
- All properties internally wired to connect to phone, internet and TV providers*
- Dark ash style 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
- White blinds in bedrooms

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HOLLY 4 BEDROOM HOME

GROUND FLOOR

- Kitchen
2.82 x 3.17m (9'3" x 10'5")†
- Living/Dining
4.96 x 5.32m (16'3" x 17'6")†
- Garage
3.04 x 6.09m (10'0" x 20'0")

FIRST FLOOR

- Bedroom 1
3.04 x 4.65m (10'0" x 15'3")
- En-suite
3.04 x 1.43m (10'0" x 4'9")
- Bedroom 2
2.70 x 4.62m (8'10" x 15'2")
- Bedroom 3
2.70 x 3.87m (8'10" x 12'9")
- Bedroom 4
2.19 x 2.73m (7'2" x 9'0")
- Bathroom
2.19 x 2.14m (7'2" x 7'1")

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TERN 4 BEDROOM HOME

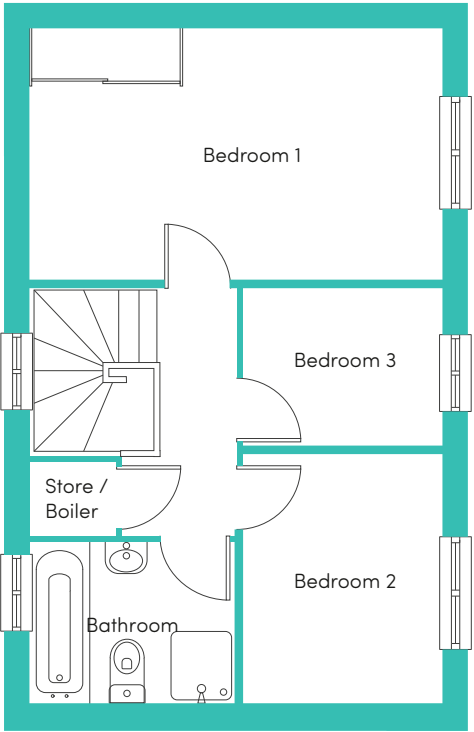
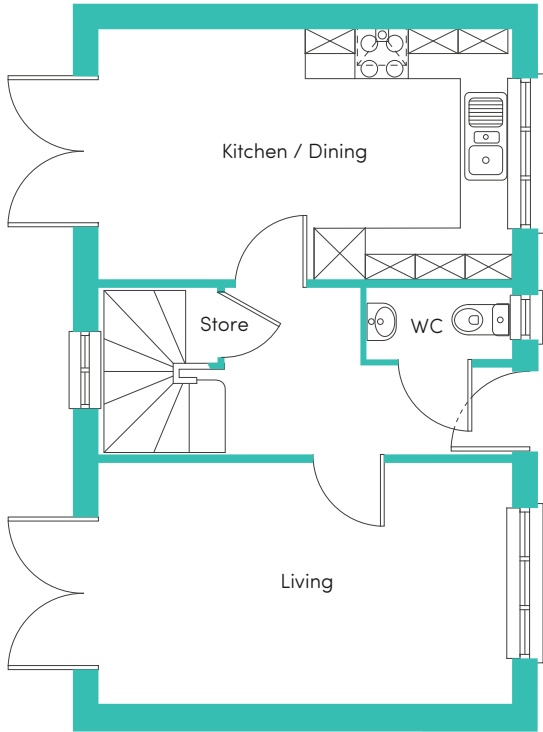
The Tern is a striking property, with its unusual V shaped layout. Spread across three floors this home is very impressive, offering a generous amount of space. The downstairs consists of a large living area with beautiful French windows leading on to your private back garden. The kitchen/dining area is also light and contemporary and comes fitted with all the modern day appliances.

If one dining room wasn't enough, there is another dining area available on the first floor, as well as the spacious main bedroom and en-suite shower room. There is a further two double bedrooms, a single bedroom, plus a family bathroom, all situated on the second floor

THE PROPERTY INCLUDES:

- Private driveway
- Security alarm system
- Fitted wardrobes to master bedroom
- Dishwasher
- Fridge freezer
- Washing machine
- Oven and hob
- Light wash wood effect flooring
- All properties internally wired to connect to phone, internet and TV providers*
- Dark ash style 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
- White blinds in bedrooms

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TRENT 3 BEDROOM HOME

GROUND FLOOR

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

Living
4.92 x 2.87m (16'2" x 9'5")

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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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 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.

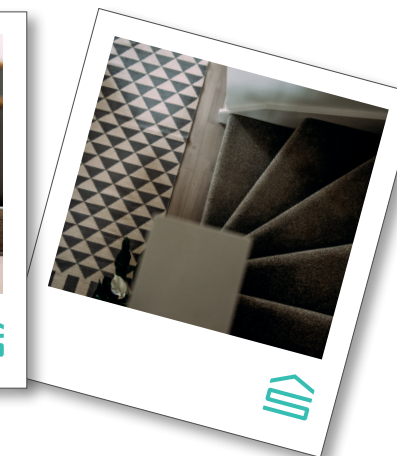
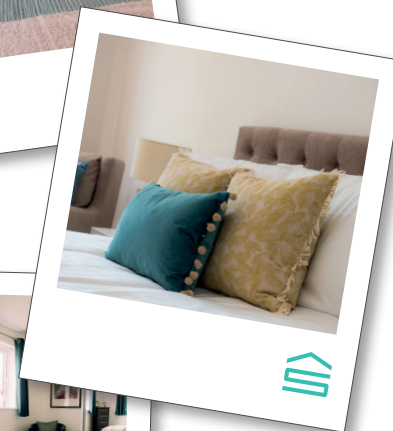
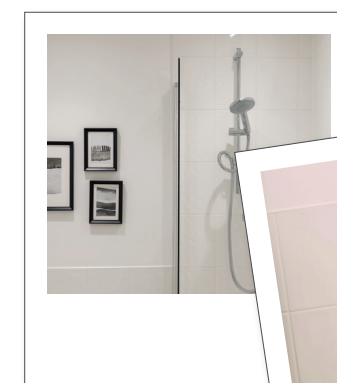
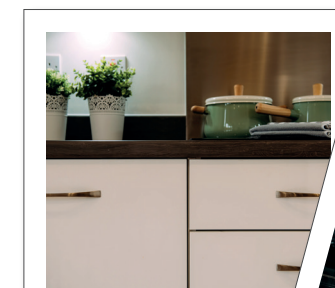
When it comes to quality affordable rental properties, we recognise that many private landlords may struggle to offer the level of service that you deserve as a customer, and we want to change that!

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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www.simplelifelifehomes.co.uk