



SIMPLE LIFE



CHARLTON GARDENS

APLEY, TELFORD
TF1 6DA

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CHARLTON GARDENS, TELFORD

WELCOME TO CHARLTON GARDENS, A SUBURBAN NEIGHBOURHOOD LOCATED JUST FIVE MILES NORTH WEST OF TELFORD TOWN CENTRE.



CHARLTON GARDENS LOCATION MAP



LOCATION INFORMATION

This development offers an excellent range of local amenities for residents to enjoy. For those who love the outdoors and keeping active, local nature spot Apley Woods is immediately adjacent and one of the UK's National Sport Centres, Lilleshall National Sports Centre is in close proximity to the site. Other great nearby amenities include a Tesco Express, Morrison's, Aldi, Post Office and a pharmacy.

For those who need to travel for work, Wellington train station is located just under two miles from

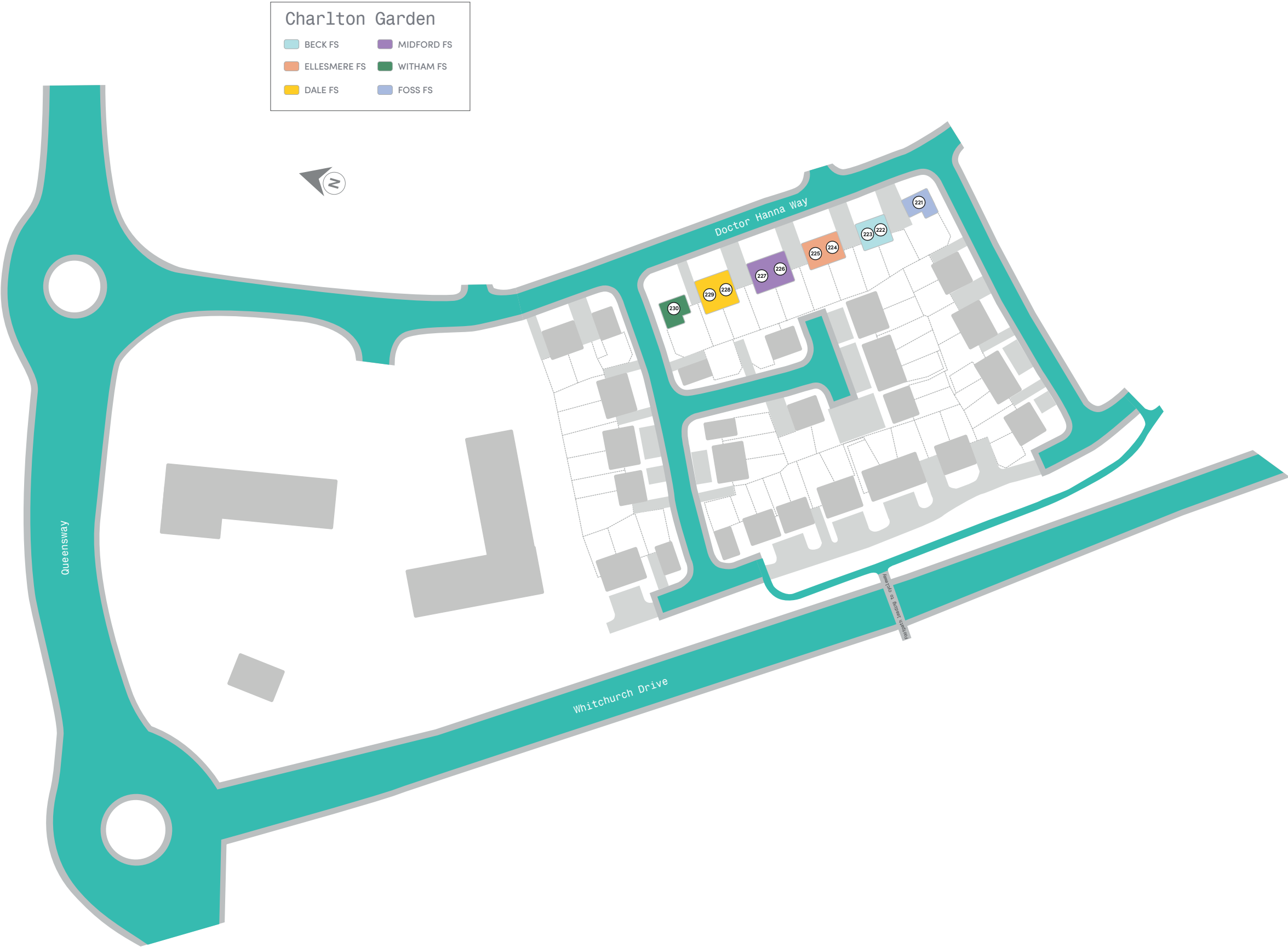
Charlton Gardens, providing great access to Telford, Shrewsbury and Birmingham. The site also benefits from excellent road links and neighbours the A442, three miles away from the M54 and 21 miles away from the M6.

Educational needs are well-catered for with two Ofsted rated "Outstanding" and "Good" Primary and Secondary schools within three miles from the development.

To access the site, please use postcode TF1 6DA.



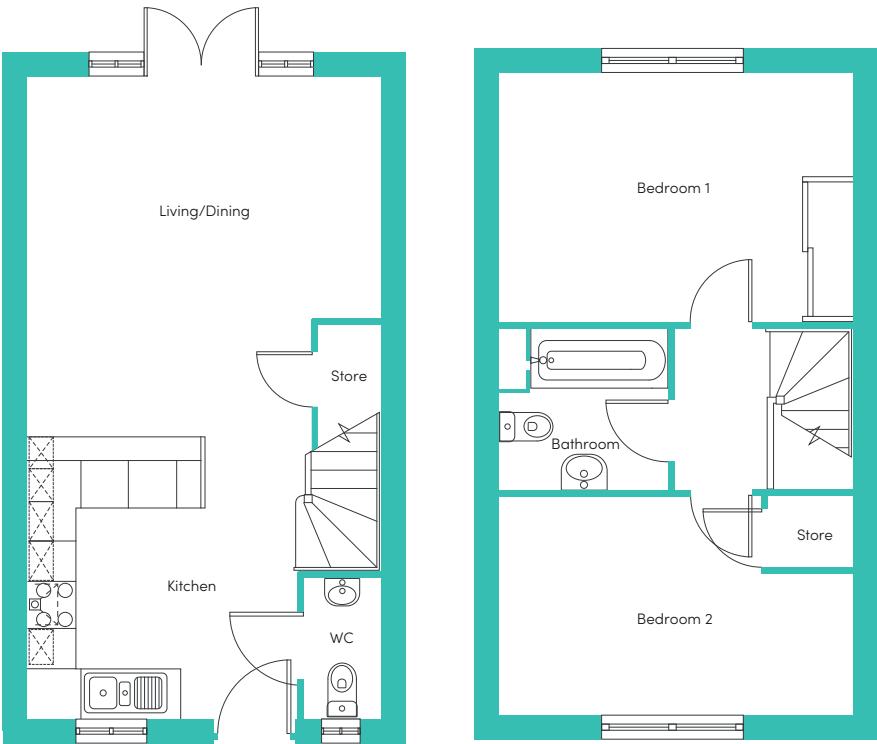
CHARLTON GARDENS SITE MAP



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



BECK FS 2 BEDROOM HOME

Presenting the Beck, a beautiful new build home set to greet you with an open-plan kitchen space as soon as you walk in the front door. The kitchen is fitted with a range of contemporary integrated appliances.

Beyond the breakfast bar, is the spacious living / dining area, which has been finished with stunning wooden flooring and French windows opening up onto your private garden at the rear of the property. The downstairs also includes a WC and under stairs store.

Heading to the upstairs, you will find two double bedrooms, one with fitted wardrobes and the other with a store cupboard. The second floor boasts a family bathroom equipped with a bath and shower.

THE PROPERTY INCLUDES:

- Parking space
- Security alarm system
- Fitted wardrobes to main bedroom
- Dishwasher
- Fridge freezer
- Washing/drying machine
- Oven and hob
- All properties internally wired to connect to phone, internet and TV providers*
- 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

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

BECK FS 2 BEDROOM HOME

GROUND FLOOR

Living/Dining
4.40 x 4.21m (14'6" x 13'10")†
Kitchen
3.38 x 3.54m (11'1" x 11'8")†

FIRST FLOOR

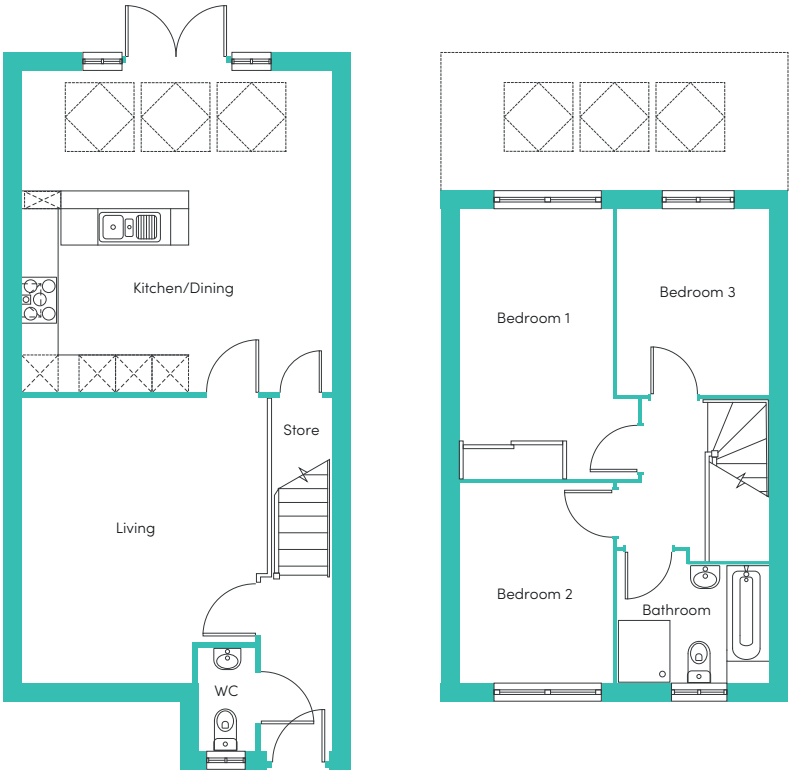
Bedroom 1
4.40 x 3.10m (14'6" x 10'2")
Bedroom 2
4.40 x 2.74m (14'6" x 9'0")†
Bathroom
2.11 x 2.02m (6'11" x 6'8")†

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DALE FS 3 BEDROOM HOME

The Dale is a stunning home built with you in mind. Once you enter the property, the living room is sited off a short hall. Next to this, you will find a convenient downstairs WC. Heading to the rear of the property, you are welcomed with a kitchen / dining area fitted with modern appliances and additional store cupboard. The room boasts of natural lighting from the skylights above the dining area and patio doors leading out to the private garden.

On the first floor of the property, there are three bedrooms, including a large main double bedroom. The main family bathroom has been installed with a modern shower and separate bathtub.

THE PROPERTY INCLUDES:

- Parking space
- Security alarm system
- Fitted wardrobes to main bedroom
- Dishwasher
- Fridge freezer
- Washing/drying machine
- Oven and hob
- All properties internally wired to connect to phone, internet and TV providers*
- 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

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DALE FS 3 BEDROOM HOME

GROUND FLOOR

Kitchen/Dining
5.12 x 5.29m (16'10" x 17'5")
Living
4.09 x 4.68m (13'5" x 15'4")†

FIRST FLOOR

Bedroom 1
2.54 x 4.45m (8'4" x 14'7")†
Bedroom 2
2.54 x 3.30m (8'4" x 10'10")
Bedroom 3
2.51 x 3.07m (8'3" x 10'1")
Bathroom
2.51 x 2.24m (8'3" x 7'5")

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ELLESMERE FS 3 BEDROOM HOME

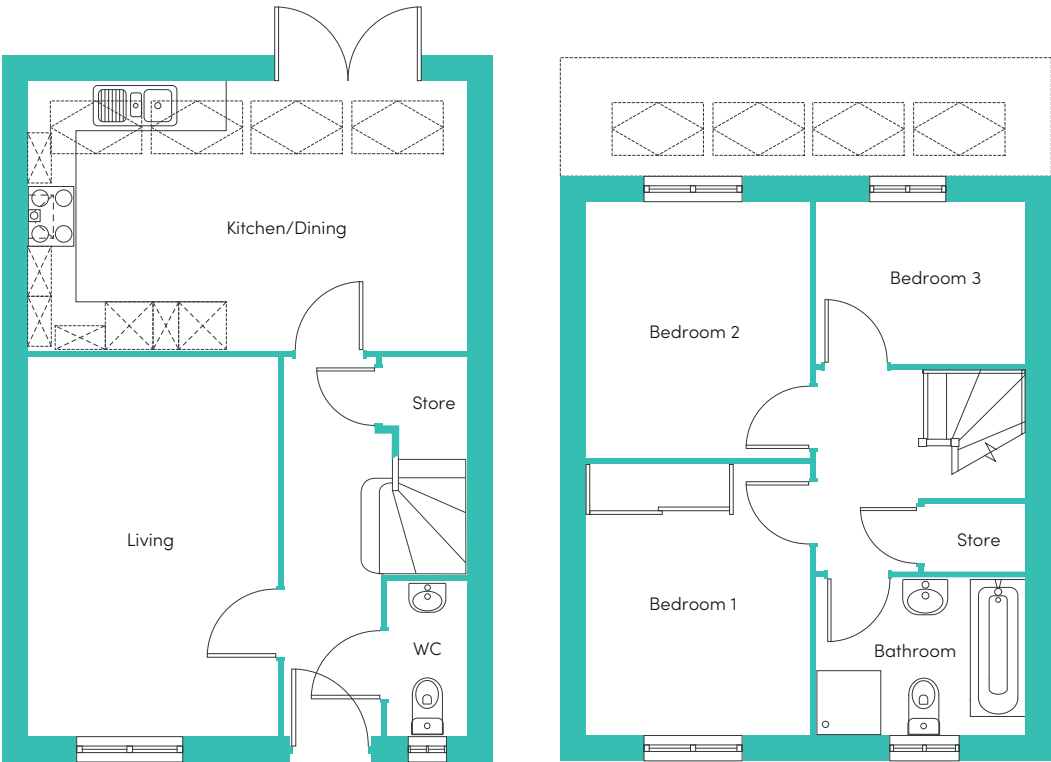
The Ellesmere FS is a slightly larger take on our ever-popular three bedroom home. The entrance hall benefits from a downstairs WC and store cupboard for your convenience. The living area offers a space to relax and unwind. Through to the back of the property is the kitchen / dining area, with U-shaped integrated units and appliances maximizing floor space. Skylights and French windows allow natural light, and outside-in living.

Upstairs, the bedrooms are sited around a central landing, with the main bedroom including fitted wardrobes. The fully fitted bathroom with a bathtub and shower plus additional store in the landing makes this the ideal family home.

THE PROPERTY INCLUDES:

- Parking space
- Security alarm system
- Fitted wardrobes to main bedroom
- Dishwasher
- Fridge freezer
- Washing/drying machine
- Oven and hob
- All properties internally wired to connect to phone, internet and TV providers*
- 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

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



ELLESMERE FS 3 BEDROOM HOME

GROUND FLOOR

Kitchen/Dining
5.42 x 3.33m (17'10" x 10'11")

Living
3.09 x 4.65m (10'2" x 15'3")

FIRST FLOOR

Bedroom 1
2.74 x 3.66m (9'0" x 12'0")

Bedroom 2
2.74 x 3.17m (9'0" x 10'5")

Bedroom 3
2.61 x 2.00m (8'7" x 6'7")

Bathroom
2.61 x 1.96m (8'7" x 6'5")

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FOSS FS 3 BEDROOM HOME

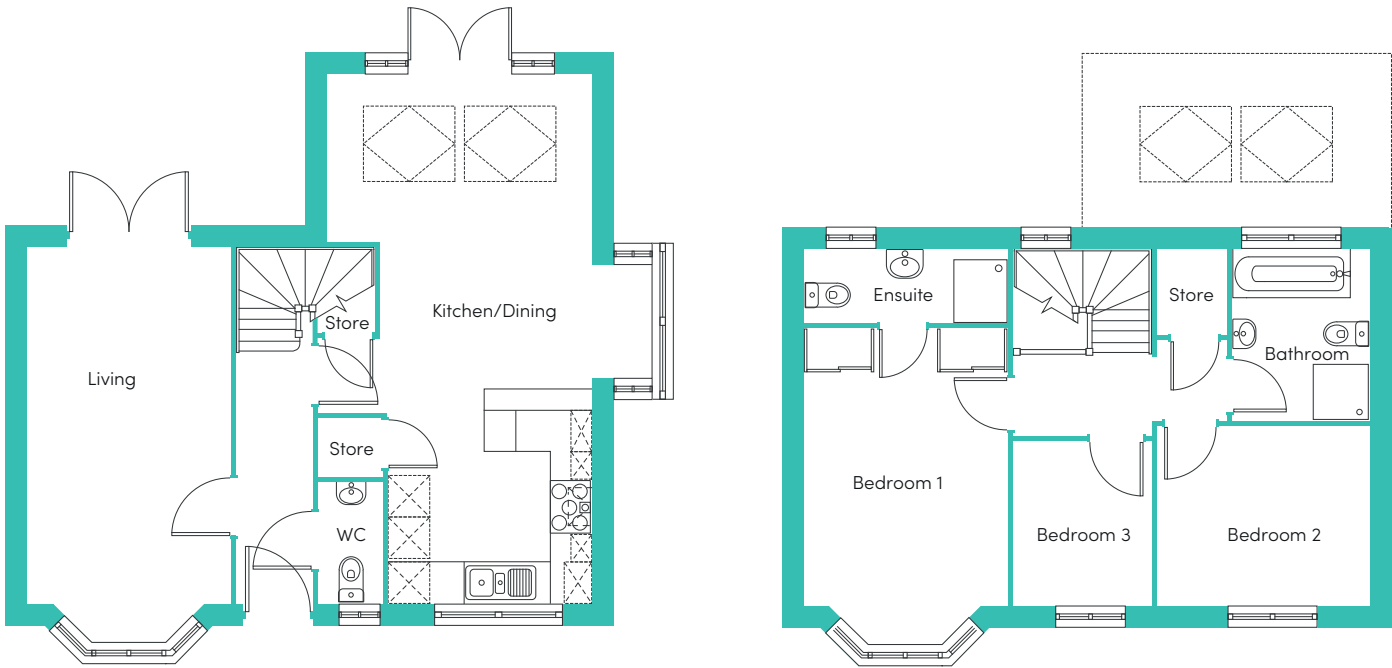
The Foss is not one to be missed, offering a beautiful place to call home. This property invites you into a fresh and bright living area on the right-hand side of the hallway featuring a bay window, along with patio doors leading out to your private garden. To the other side of the hall, you will find a stunning open-plan kitchen/ dining area fitted with modern wooden flooring throughout. At rear of the dining area, there are two skylights and large patio doors to make the most of all of the available natural lighting. Downstairs also features a WC off the entrance hall.

On the first floor, you will find three bedrooms, including the main, which features an en-suite bathroom, fitted wardrobes and a bay window. The main family bathroom has been installed with a modern shower and separate bathtub.

THE PROPERTY INCLUDES:

- Parking space
- Security alarm system
- Fitted wardrobes to main bedroom
- Dishwasher
- Fridge freezer
- Washing/drying machine
- Oven and hob
- All properties internally wired to connect to phone, internet and TV providers*
- 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

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FOSS FS 3 BEDROOM HOME

GROUND FLOOR

Kitchen/Dining
2.97 x 5.16m (9'9" x 17'0")†
Living
2.97 x 5.73m (9'9" x 18'10")
Second Living
3.85 x 2.81m (12'8" x 8'3")†

FIRST FLOOR

Bedroom 1
2.97 x 4.58m (9'9" x 15'0")†
Bedroom 2
3.09 x 2.61m (10'2" x 8'7")
Bedroom 3
2.01 x 2.39m (6'7" x 7'10")
Bathroom
1.99 x 2.50m (6'7" x 8'2")

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MIDFORD FS 3 BEDROOM HOME

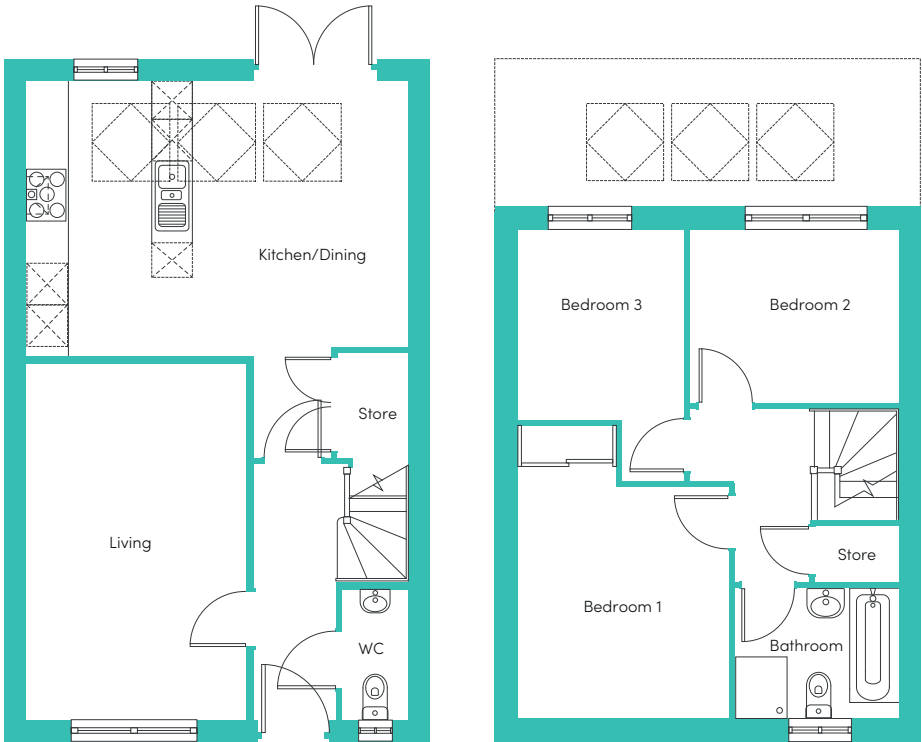
The Midford is perfect for working professionals and families, offering a stylish three-bedroom home with a patio and garden. As you enter the property, you are welcomed with a white hallway with a downstairs WC and doorway into the living room with modern wooden flooring. At the rear of the ground floor, you will find the kitchen / dining area, which is filled with natural light from the three skylights on the roof. You will also find the French patio doors leading into the private garden, along with an extra store cupboard.

Leading upstairs, you will find three bedrooms with soft grey carpeting, with the main bedroom featuring fitted wardrobes. The main family bathroom is fitted with a modern shower and separate bathtub.

THE PROPERTY INCLUDES:

- Parking space
- Security alarm system
- Fitted wardrobes to main bedroom
- Dishwasher
- Fridge freezer
- Washing/drying machine
- Oven and hob
- All properties internally wired to connect to phone, internet and TV providers*
- 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

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MIDFORD FS 3 BEDROOM HOME

GROUND FLOOR

Kitchen/Dining
5.57 x 3.88m (18'3" x 12'9")

Living
3.24 x 5.16m (10'8" x 16'11")

FIRST FLOOR

Bedroom 1
3.10 x 4.28m (10'2" x 14'1")†

Bedroom 2
3.04 x 2.55m (10'0" x 8'5")

Bedroom 3
2.46 x 2.79m (8'1" x 9'2")†

Bathroom
2.40 x 1.92m (7'11" x 6'4")

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WITHAM FS 3 BEDROOM HOME

Welcome to the Witham, a stunning three-bedroom property designed to suit your every need.

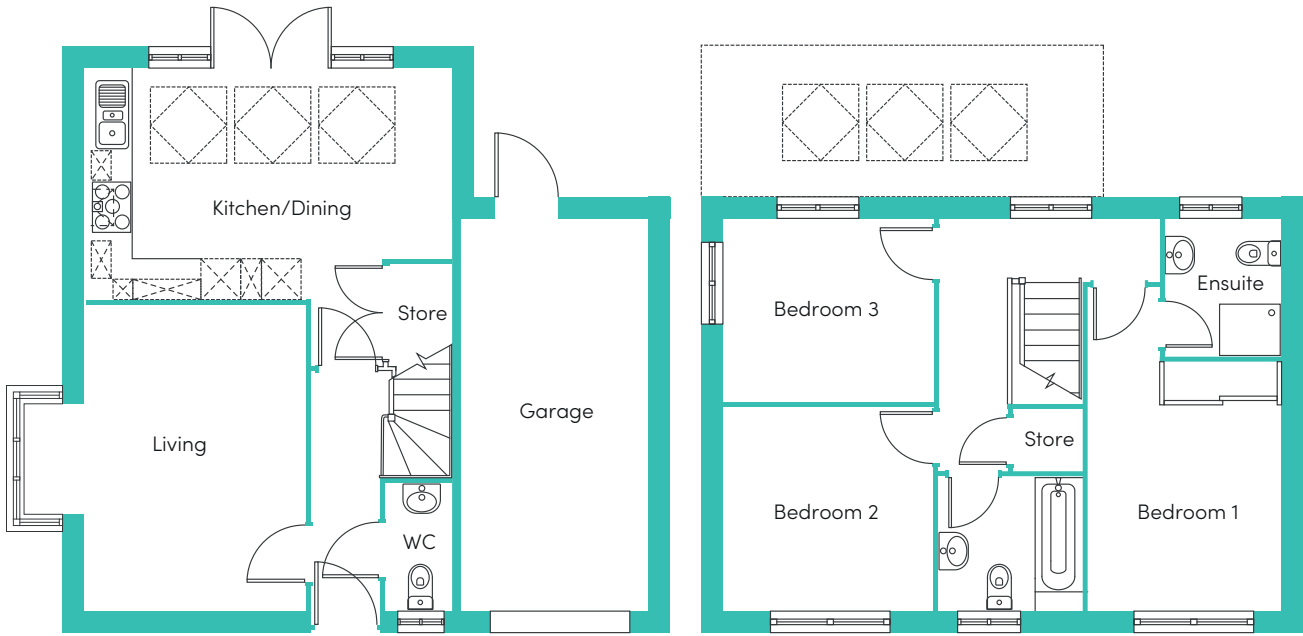
Entering through the front door, the downstairs WC is immediately to one side. The other side, you will be greeted by the doorway into a spacious living room with modern wooden flooring and a recessed window. Leading further down the hallway, you will find the kitchen / dining area boasting of natural light from the skylights. The French patio doors will take you out to the private garden.

On the first floor, you will find three mixed sized bedrooms including the main that includes a stunning en-suite. The main family bathroom is fitted with a bathtub, and the upstairs benefits from an additional store cupboard.

THE PROPERTY INCLUDES:

- Parking space
- Security alarm system
- Fitted wardrobes to main bedroom
- Dishwasher
- Fridge freezer
- Washing/drying machine
- Oven and hob
- All properties internally wired to connect to phone, internet and TV providers*
- 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

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WITHAM FS 3 BEDROOM HOME

GROUND FLOOR

Kitchen/Dining
5.32 x 3.44m (17'6" x 11'4")†

Living
3.18 x 5.38m (10'5" x 17'8")†

FIRST FLOOR

Bedroom 1
2.86 x 4.90m (9'5" x 16'1")†

Ensuite
1.73 x 2.05m (5'8" x 6'9")

Bedroom 2
3.12 x 3.01m (10'3" x 9'11")

Bedroom 3
3.12 x 2.72m (10'3" x 8'11")

Bathroom
2.14 x 2.05m (7'0" x 6'9")

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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

”



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 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 Tenancy Deposit Scheme or Safe Deposit Scotland 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.	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 resident'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 resident's request.	Payable on request by the Simple Life Team following resident 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 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.

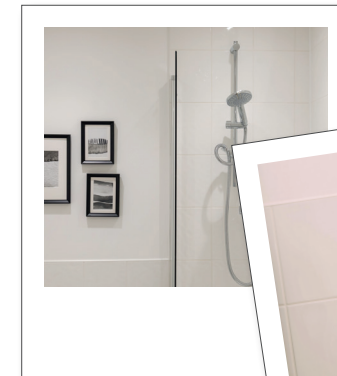
When it comes to quality affordable rental properties, we recognise that many private landlords may struggle to offer the level of service that you deserve as a customer, and we want to change that!

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

OUR SPEC





E: lettings@simplelifelifehomes.co.uk

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www.simplelifelifehomes.co.uk