

WISELIVING

WHERE TENANTS

FEEL AT HOME

**Indigo Court,
Mansfield**





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OUR STORY

We're here to revolutionise the private rental sector by challenging existing standards, creating and nurturing communities and ultimately, driving better living standards for our tenants.



FAMILY HOMES



PROFESSIONALLY MANAGED



APPLIANCES INCLUDED



ENERGY EFFICIENT

Our homes are professionally managed, which means our communities are a long-term commitment from us as an institutional landlord. You don't have to worry about your home suddenly being sold or being poorly maintained. You will be able to contact your property management team 24 hours a day, 7 days a week. Our dedicated team manage every element of your experience with Wise Living.

So whether you're looking for a home with easy access to schools, or want your local amenities just a stone's throw away, our homes are a wise choice for families and working people.

We're in it for the long term, we listen, we care and we're there for you. We hope you enjoy our flexible, wise way of living!



IN YOUR AREA



Situated opposite the award winning Carr Bank Park, Indigo Court is an ideal location for all. Just minutes away from Mansfield town centre and conveniently close to local transport routes, the 36-home development has the perfect balance of modern living with a traditional twist.

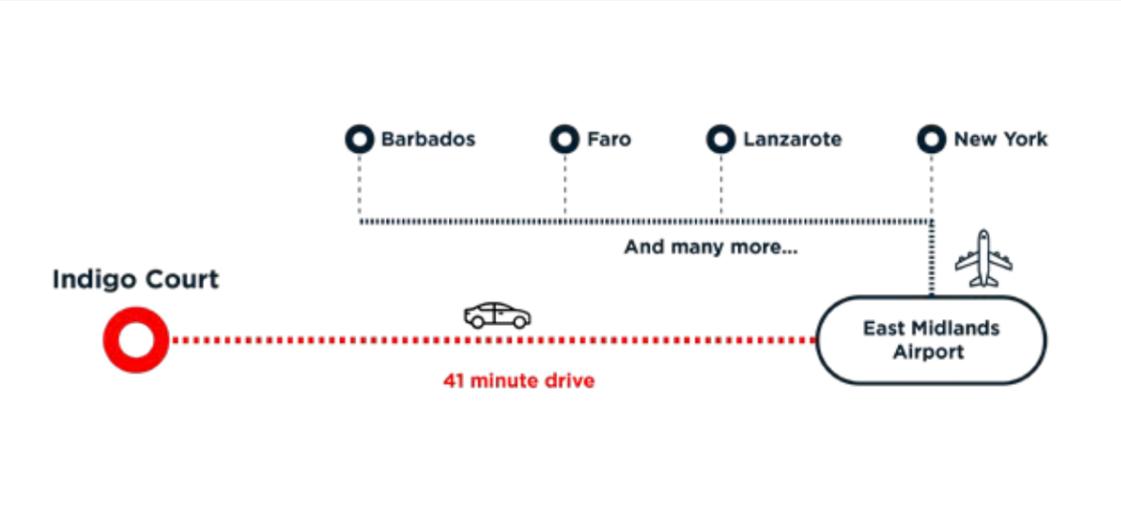
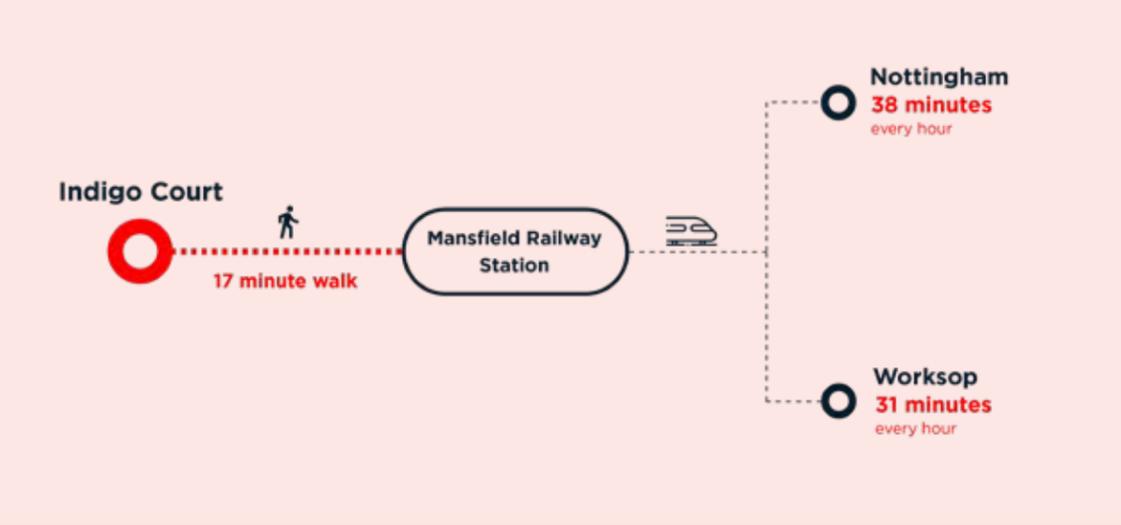
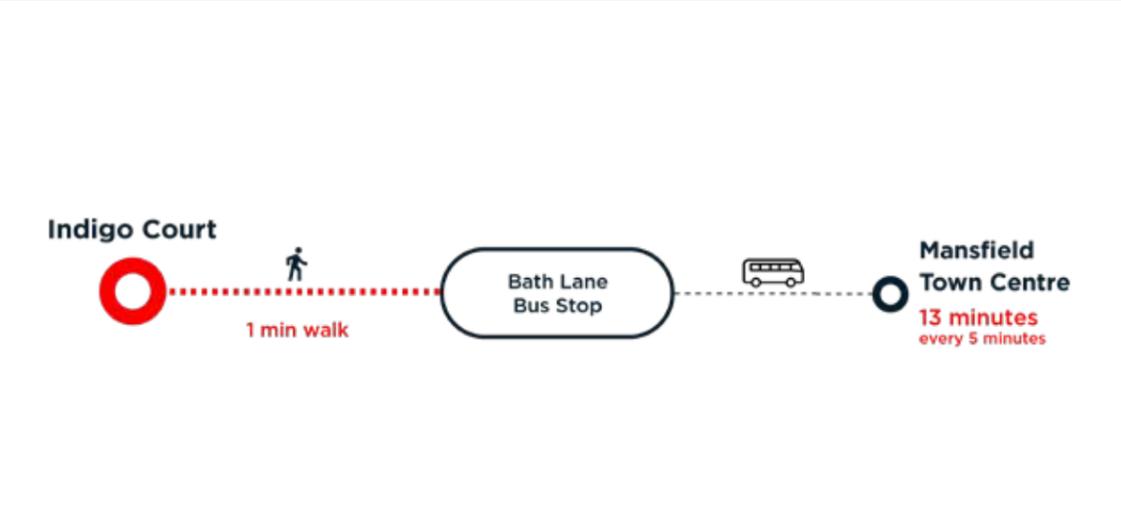
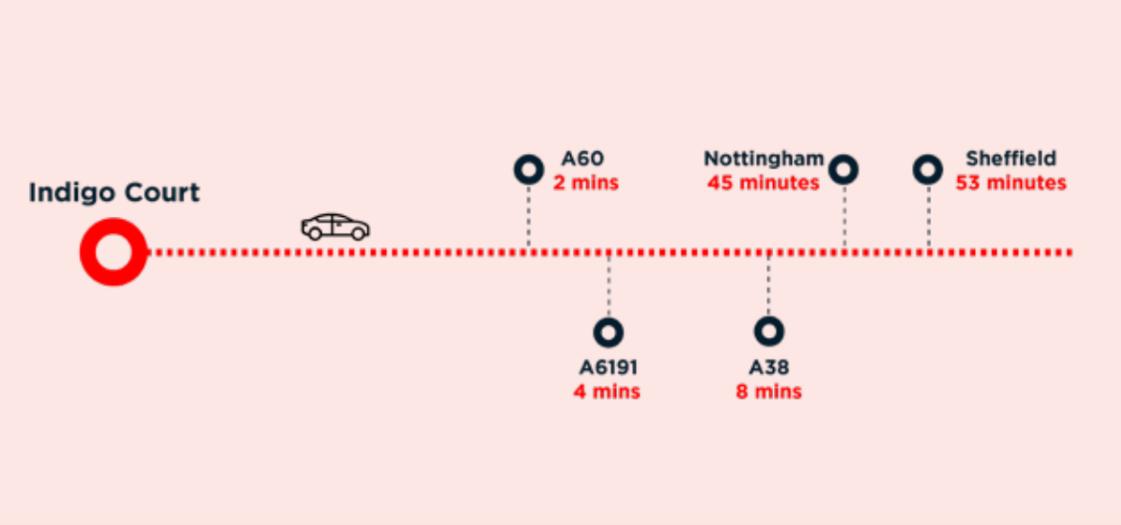
The site is conveniently located close to Mansfield Centre, with a handful of car parks to choose from. Alternatively, there are 5 bus routes which will get you into Mansfield Centre in less than 15 minutes. Mansfield boasts 2 train stations, with the closest to Indigo Court just a 17-minute walk away, both offer local line and national services.

For those working or holidaying abroad, East Midlands Airport is around 40 minutes away, offering regular flights to over 86 destinations across to world.

Residents at Indigo Court have an excellent choice of primary and secondary schools in the local area, with 5 excellent rated schools within a 3 mile radius of the development.

Whether you like to spend your spare time outdoors exploring the local attractions such as Newstead Abbey or Sherwood Pines, or prefer a leisurely Saturday exploring the high-street and a bite to eat - Mansfield has something for everyone!

Indigo Court residents will have plenty of opportunity to maintain a busy social calendar!



SITE MAP

Indigo Court



THE WHITTLE

The Whittle is the ultimate choice for working professionals and couples. Our 1-bedroom apartments boast an open plan living kitchen with integrated appliances, double bedroom, and bathroom.

Upon entering The Whittle, the entrance hall will lead you to the bedroom. The large window lets in plenty of natural light, creating a perfect blank canvas to make your own. You'll comfortably fit a double bed in there, with plenty of room to for wardrobes, a vanity and anything else that will make it feel like home!

The fully integrated bathroom, complete with an over the bath shower, WC, and washbasin is just down the hallway, right opposite the kitchen/lounge.

The open plan design of the lounge/kitchen area boasts plenty of natural light from the double windows. The modern, L-shape kitchen is complete with the latest energy-efficient appliances including washer dryer, integrated fridge freezer and electric hob.



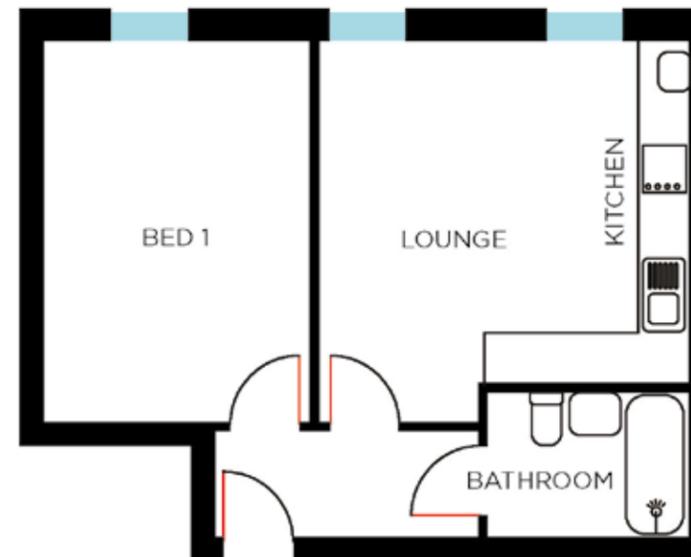
FROM
£590
PCM



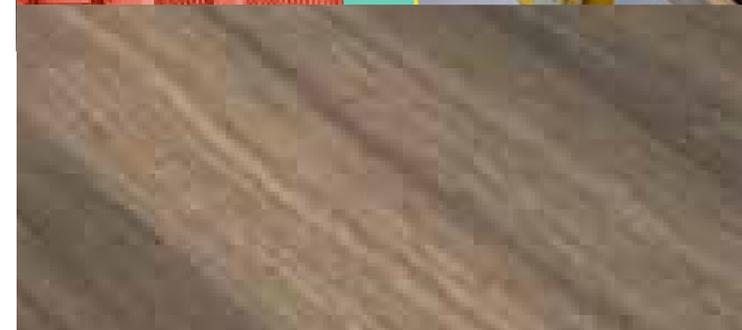
BEDROOMS



FLOORS



Dimensions:
Kitchen/Lounge - 14'5" x 14'9"
Bed 1 - 10'5" x 14'9"
Bathroom - 7'10" x 5'8"



THE GODFREY

The Godfrey is a great 2 bedroom apartment for professionals and couples. When you enter The Godfrey, you're instantly greeted with the spacious hallway, complete with a handy storage cupboard. From here, you'll find the bathroom to the side of you. The sleek room contains the bath with an overhead shower, WC, and washbasin.

The first door opposite will lead you to the second bedroom, complete with a large window. This is the perfect spot to make into the guest bedroom, child's bedroom, or home office!

Next door, you'll find the open plan living room and kitchen. The kitchen design boasts a L-shaped counter and the latest, integrated energy-efficient appliances. The heart of the home, the living room, boasts plenty of space for a dining table and living room furniture, with the dual aspect windows flooding the room with natural light.

Across the hallway is the master double bedroom. Whether you're looking to maintain calming, neutral tones throughout or prefer a pop of colour, the main bedroom is a great space to make your own!



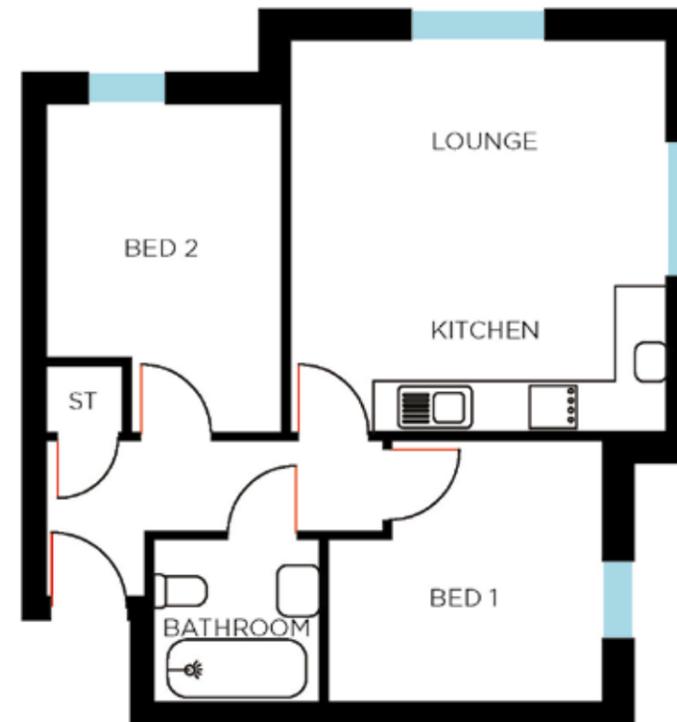
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£625
PCM



2
BEDROOMS



1
FLOORS



Dimensions:
Kitchen/Lounge - 14'7" x 15'3"
Bed 1 - 10'8" x 10'2"
Bed 2 - 9'2" x 12'9"
Bathroom - 6'5" x 6'4"



THE HARTAS

If you're looking for a blank canvas to inject your style and personality into, The Hartas is a perfect choice!

When you enter The Hartas, you'll find the bathroom directly next to you. Crisp white and complete with dark grey tile effect flooring, bath with overhead shower, WC, and washbasin. The handy storage cupboard opposite is the perfect spot to tuck away coats, shoes or your cleaning essentials.

Just before the lounge/kitchen, you'll find the second bedroom. It's the perfect spot for guests, a home office, or even a walk-in wardrobe if you want to make the most of this space.

The open plan living room and kitchen area benefit from dual aspect windows letting in lots of natural light. The L-shaped kitchen makes the most of the available space for storage and work surfaces.

Directly opposite is the master bedroom. The large window fills the space with plenty of natural light so it always feels bright and spacious. There's plenty of space for a double bed and any other furniture & accessories to make it the ultimate relaxation space!



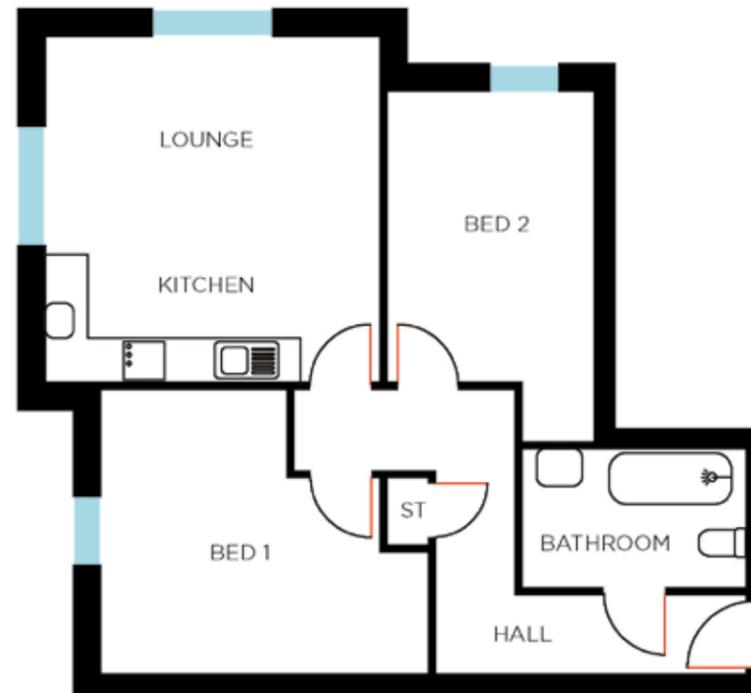
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£660
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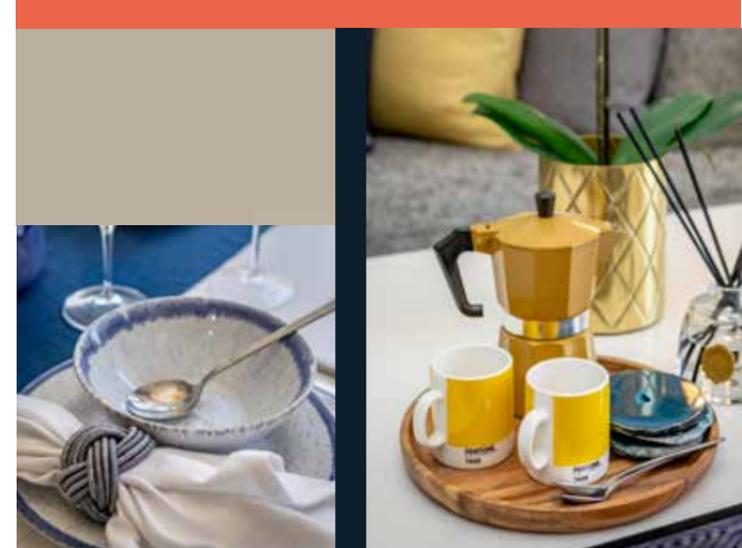
2
BEDROOMS



1
FLOORS



Dimensions:
Kitchen/Lounge - 14'9" x 15'3"
Bed 1 - 8'2" x 12'5"
Bed 2 - 9'1" x 15'4"
Bathroom - 9'10" x 6'1"



THE SWAN

The Swan is a great 2 bedroom apartment for professionals and couples. When you enter The Swan, you're instantly greeted with the spacious hallway, complete with a handy storage cupboard. From here, you'll find the bathroom to the side of you. The sleek room contains the bath with an overhead shower, WC, and washbasin.

The first door opposite will lead you to the second bedroom, complete with a large window. This is the perfect spot to make into the guest bedroom, child's bedroom, or home office!

Next door, you'll find the open plan living room and kitchen. The kitchen design boasts a L-shaped counter and the latest, integrated energy-efficient appliances. The heart of the home, the living room, boasts plenty of space for a dining table and living room furniture, with the dual aspect windows flooding the room with natural light.

Across the hallway is the master double bedroom. Whether you're looking to maintain calming, neutral tones throughout or prefer a pop of colour, the main bedroom is a great space to make your own!



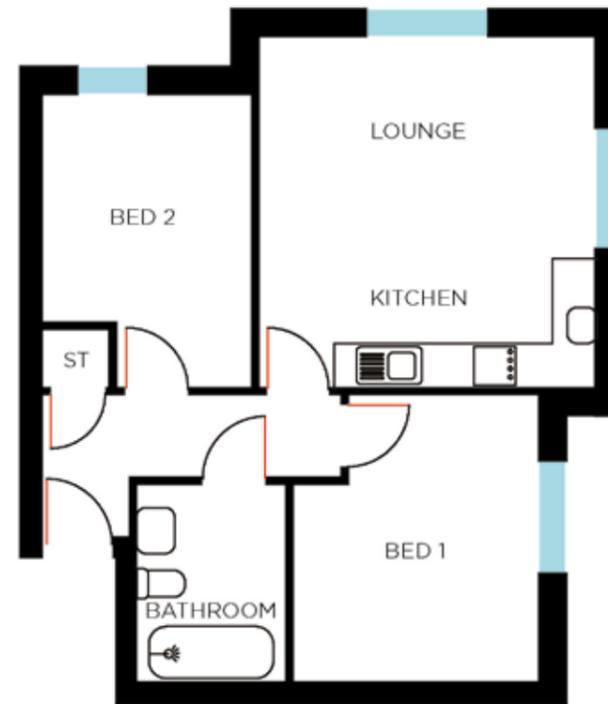
FROM
£665
PCM



2
BEDROOMS



1
FLOORS



Dimensions:
Kitchen/Lounge - 14'9" x 15'3"
Bed 1 - 10'8" x 12'5"
Bed 2 - 9'2" x 12'9"
Bathroom - 6'5" x 8'7"

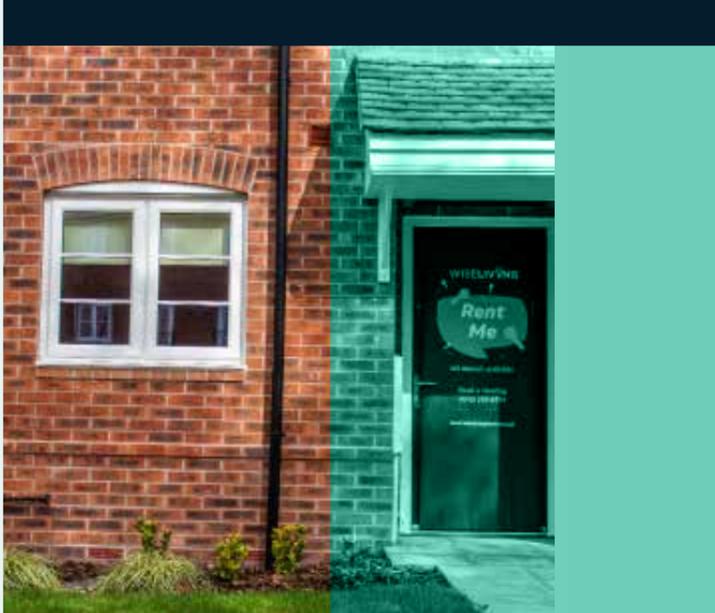


OUR SPECIFICATION

All Wise Living properties are purpose-built to make our tenants feel at home. We've ensured that each and every one of our homes are light and spacious. They are neutrally decorated with a modern twist, each of our homes are unfurnished. It's important to us that our tenants can put their own stamp on the place they call home.

	The Whittle	The Godfrey	The Hartas	The Swan
No. beds	1	2	2	2
Sqft	453 sqft	555/572 sqft	691 sqft	595/622 sqft
Storeys	1	1	1	1
Downstairs WC	N/A	N/A	N/A	N/A
Kitchen cupboard colour	Woodbury Cashmere Gloss (Cream)			
Flooring type / colour	Brown (laminated)	Brown (laminated)	Brown (laminated)	Brown (laminated)
Carpet colour	Vanilla	Vanilla	Vanilla	Vanilla
Bathroom tiles type	Park Blanco (Cream)	Park Blanco (Cream)	Park Blanco (Cream)	Park Blanco (Cream)
Bathroom flooring	Comanche (Grey)	Comanche (Grey)	Comanche (Grey)	Comanche (Grey)
Carpet to stairs & upstairs	N/A	N/A	N/A	N/A
Blinds to upstairs & front facing windows	Yes	Yes	Yes	Yes
Single oven	Yes	Yes	Yes	Yes
Double oven	No	No	No	No
Ceramic hob	Yes	Yes	Yes	Yes
Integrated Dishwasher	Yes	Yes	Yes	Yes
Integrated Fridge/Freezer	Yes	Yes	Yes	Yes
Washer/Dryer	Yes	Yes	Yes	Yes
LED under cabinet lights	Yes	Yes	Yes	Yes
Heated towel rail to main bathroom	Yes	Yes	Yes	Yes
Paved patio area	N/A	N/A	N/A	N/A
EV charging points	No	No	No	No
Solar panels	N/A	N/A	N/A	N/A

Images are for illustrative purposes only of this property type, they are therefore not plot or site specific and spec and external features may vary slightly. If there is any point which is of particular importance to you, please contact our office and we will be pleased to check the position for you. All properties are let unfurnished. Any room sizes quoted are approximate and are only intended as a general guidance.



0% DEPOSIT OFFER

Opting into our 0% deposit programme is a wise decision.

We know that the costs associated with moving can be off-putting for those looking for their perfect new home. That's why we've got a fantastic offer in place for our homes at Hillsidek that's fair for everyone. We've made it even easier, affordable and quicker for those looking to make a wise choice with their next rental property; our tenants are no longer required to pay a month's rent up front.

Imagine what you can spend your freed-up cash on... maybe some new furniture or home accessories, maybe even a well-deserved break! It's a win-win.

To make the most of our wise offer*, give our team a call on **0345 319 4071** for more information.

*T&Cs apply and will always be provided before opting for this scheme. There is a fee the equivalent of one weeks rent to join the nil deposit scheme. Where a nil deposit scheme is offered tenants will always have the opportunity to pay a traditional deposit of 5 weeks rent that will be held in a deposit scheme.

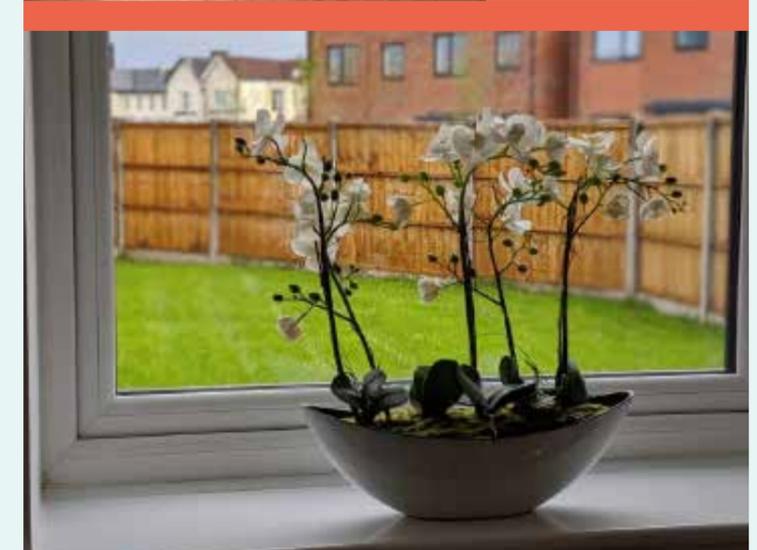


WISE RATES

FEE TYPE	DETAILS	DATE PAYABLE	AMOUNT
HOLDING DEPOSIT	This deposit is required to secure the property. When the deposit is paid, it will be held on your account until your first months' rent is due (this will be deducted from your first months' rent).	The Wise Living team will collect this payment once you have completed the referencing application form. We will then remove the property from the market.	Equivalent to 1 weeks' rent (rounded down to the nearest 10). For example, if your rent is £750 PCM, the holding deposit will be £170.
<p>HOLDING DEPOSIT</p> <p>Wise Living may retain your holding deposit if:</p> <ul style="list-style-type: none"> - 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 			
DEPOSIT	This is your security deposit. Your deposit will be registered with the Tenancy Deposit Scheme (TDS) for the duration of your tenancy.	The Wise Living team will contact you to advise when all payments are required.	5 weeks' rent.
PET RENT	Where permission is given for a pet to reside at the property, the tenancy deposit is increased to include a pet deposit*.	The Wise Living team will contact you to advise when all payments are required.	£30 per month.
FIRST MONTH'S RENT	Your first month's rent is due in advance.	The Wise Living team will contact you to advise when all payments are required.	Equivalent to 1 month's rent (less any holding deposit that has been collected)

*This is applicable for a cat or dog only.

All fees above are inclusive of VAT.





WISE RATES

Tenants may also be charged the following fees for services provided during the tenancy:

FEE TYPE	DETAILS	DATE PAYABLE	AMOUNT
DEFAULT FEE	This is a payment that is required in the event of a default by the tenant: - Lost key(s) -Lost security device giving access to the property	This will be payable on request by the Wise Living team	A reasonable cost that has been incurred by the Wise Living Team.
LATE PAYMENT FEE	This fee will be added to your account when rent falls overdue by 14 days or more	This is 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	Payments on assignment, variation or novation of a tenancy at the tenant's request	This is payable on request by the Wise Living team following the tenant request.	Capped at £50 or the reasonable costs incurred is greater
EARLY TERMINATION FEE	Payments in respect of early termination of a tenancy agreement at the tenant's request	This is payable on request by the Wise Living team.	Capped at Wise Living's loss of rent.

All fees above are 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 Wise Living. 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, IVAs and 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.

NIL DEPOSIT VS. TRADITIONAL DEPOSIT

	TRADITIONAL CASH DEPOSIT	NIL DEPOSIT
WHAT YOU PAY UP FRONT	<p>5 weeks' rent</p> <p>Registered in an approved deposit protection scheme for the full term of the tenancy</p>	<p>1 weeks' rent + VAT</p> <p>Prior to the tenancy commencing</p>
ADVANTAGES	<p>✔ Deposit returned*</p> <p>In full at end of the tenancy</p> <p>*Provided you have adhered to your tenancy obligations, for example no damage and all rent has been paid</p>	<p>✔ Cashflow</p> <p>You only have to find the equivalent of 1 weeks rent up front</p> <p>✔ 30 day maximum</p> <p>Dispute adjudication completed within 30 days</p> <p>✔ Move quickly</p> <p>No waiting to raise the full 5 weeks' rent cash deposit</p>
DISADVANTAGES	<p>✖ Cashflow</p> <p>You have to find the 5 weeks' rent up front and this will need to be paid to your letting agent in cleared funds</p> <p>✖ 30 day maximum</p> <p>Dispute adjudication completed within 30 days</p>	<p>✖ No return funds</p> <p>No funds returned at the end of your tenancy</p> <p>✖ Still liable</p> <p>You are still liable for any damages or unpaid rent and will be required to pay for this</p>



WISE LIVING

Are you ready to make your next move a wise one?

For further information about Indigo Court, please contact one of our designated letting agents and they will be in touch to guide you through the process!

www.wiselivinghomes.co.uk



0345 319 4071



enquiries@wiselivinghomes.co.uk



wiselivinghomes



wiseliving_homes



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Wise Living is a trading name of Wise Living Homes Limited (company number 11184849) and Wise Living Developments Limited (company number 12072018), both registered in England and Wales with registered address 17 Regan Way, Chetwynd Business Park, Nottingham, England, NG9 6RZ.