

TO APPLY

Complete the online application form before the closing date.

CHT will assess the applications and those who satisfy the criteria will be invited to submit supporting documents for Stage 2 of the application process and given a deadline for this information to be received. Applications that will end at Stage 1 will be notified by e-mail.

All Stage 2 applications will be reviewed and CHT will confirm an offer to the successful applicant. Arrangements will be made for an accompanied viewing of the property.

****FOR NEWLETS** You will be kept up to date as to when the home will be ready for occupation and a tenancy start date will be agreed.**

****FOR RELETS** Once the offer has been formally accepted, a tenancy start date will be mutually agreed between CHT and the tenant**

Successful applicants will be issued with a Private Residential Tenancy (PRT) Agreement as required for all tenancies by Scottish Government (Private Housing (Tenancies) (Scotland) Act December 2016.)

Rent is paid, in advance, on the day the tenancy starts. Where the tenancy does not start on the first of the month, a pro rata payment will be calculated and the full rent due should be paid on the first of each month thereafter.

*The details within this brochure are for information only and do not form the basis of any contract.
CHT accepts no responsibility for any errors or omissions in this brochure.
CHT offers no financial or legal advice - potential applicants should seek appropriate legal & financial advice.*



TO LET
1a MacIntyre Road, Gairloch, IV21 2DQ

flat
1 bedroom
1 bathroom
ASHP
shared drying area
EPC

APPLY ONLINE

• Applications with local connections prioritised •

**£424.18 PCM
no deposit to pay**

www.chtrust.co.uk • info@chtrust.co.uk • 01463 233 549
Suite 4, 2nd Floor, Moray House, 16-18 Bank Street, Inverness, IV1 1QY

Communities Housing Trust is a Company Limited by Guarantee (SC182862) and a Scottish Charity (SC027544)
Landlord Registration No: 131303/270/23030 • CHT Letting Agent Registration No: LARN1906024 • VAT Registration No: 980 7002 27 • Property Ombudsman member T10345 • Scottish Association of Landlords member 31579





PROPERTY SPECIFICATION

The properties at MacIntyre Road, Gairloch were completed in 2020 by local contractors Macleod and Mitchell. As part of wider, multi-partner development, this 1 bedroom/2 person flat is on the ground floor of three cottage flats for affordable rent.

The property benefits from shared parking and an easy to maintain shared space with provision for clothes drying. Heating is provided by Air Source Heat Pump and wet system radiators. The hot water installation consists of an eco-efficient immersion cylinder. Tenants will be provided with instructions and guidance on how to use the heating and ventilation systems.

Rent is payable in advance on the same date each month thereafter. A pro rata payment will be calculated if your tenancy does not start on the first of the month. CHT do not charge a deposit.



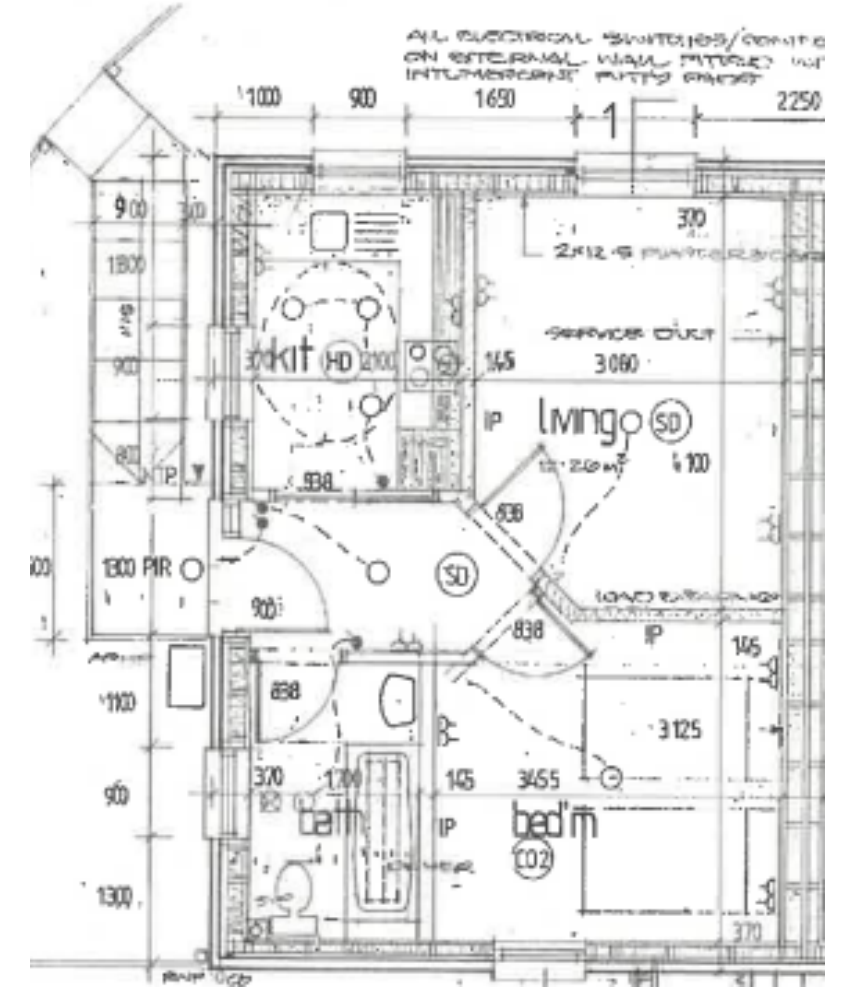
Property accommodation
 inner hall, small double bedroom with built-in wardrobes, bathroom, open plan kitchen/lounge, shared external drying area, shared car parking

Heating
 Air Source Heat Pump system; hot water via unvented cylinder

Glazing
 uPVC double glazing throughout

Council tax
 A

What3Words location
 ///clashing.dice.moguls



** PLEASE NOTE these plans are for illustrative purposes only and should not be used for ordering of furniture and floor coverings*

Communities Housing Trust allocate properties based on a community led allocation policy. The main principles of the allocation policy will be based on the eligibility criteria set out below

- We will prioritise applications that meet at least one of the following
- Living in the area where the property is located
 - Have immediate family there
 - Work/job offer in the area
 - Have a need to live there
 - Currently living outwith the area who can add social and economic benefit by moving to the area
 - Can release a social rented house
 - Household numbers are the best fit for the accommodation size

The home must be your only and permanent residence and should be suitable for your current housing needs, where your finances permit.



	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	79	79
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		

