

1 and 2 bedroom homes to rent
in Alloa Town Centre
Townhead House, Primrose Place



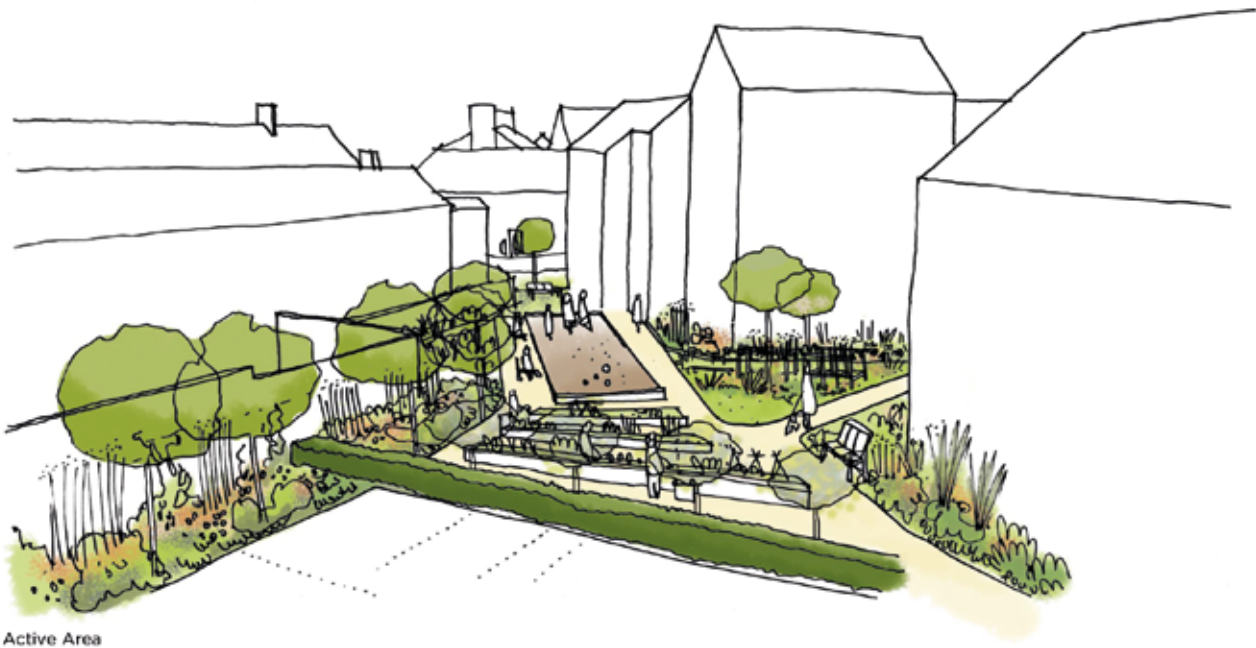
Clackmannanshire
Council



KINGDOM
Housing Association



Available from January 2023



Primrose Place, Alloa

The development offers 60 one and two bedroom amenity flats, 19 x one bedroom two person flats, 27 x two bedroom three person flats and 14 x two bedroom four person flats at Primrose Place, Alloa within a convenient town centre location close to all local amenities. The properties are future proofed to enable future adaptations, technology and elements of dementia design.

Ground Floor has 14 flats

One bedroom two person flats (five available)

Two bedroom three person flats (six available)

Two bedroom four person flats (three available)

One of each type on the ground floor are fully wheelchair adapted homes, including rise and fall kitchens.

First Floor has 17 flats

One bedroom two person flats (five available)

Two bedroom three person flats (eight available)

Two bedroom four person flats (four available)

Second Floor has 17 flats

One bedroom two person flats (five available)

Two bedroom three person flats (eight available)

Two bedroom four person flats (four available)

Third Floor has 12 flats

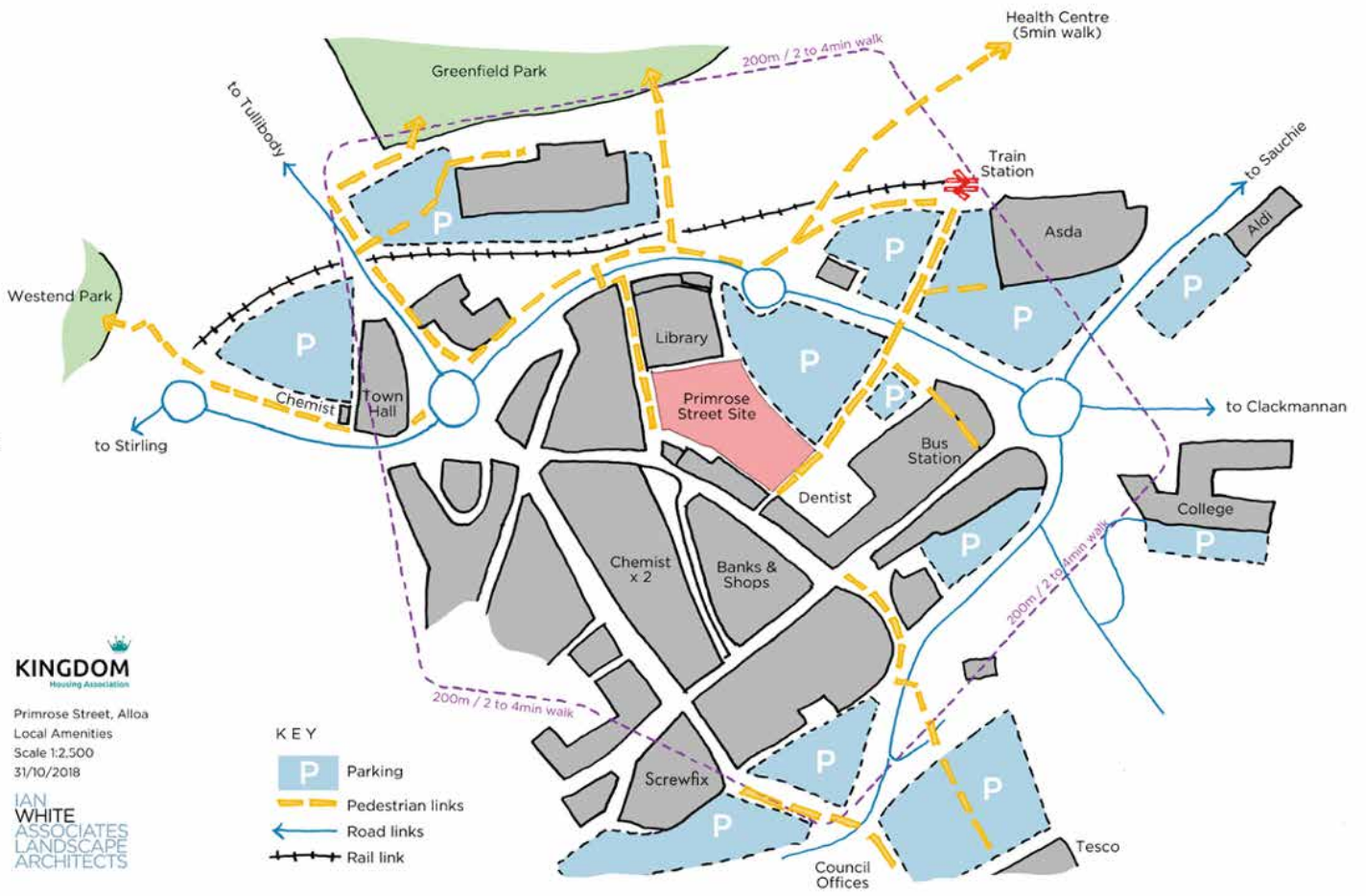
One bedroom two person flats (four available)

Two bedroom three person flats (five available)

Two bedroom four person flats (three available)

The properties will be let and managed by Kingdom Housing Association with appropriate nominations from Clackmannanshire Council.

Location



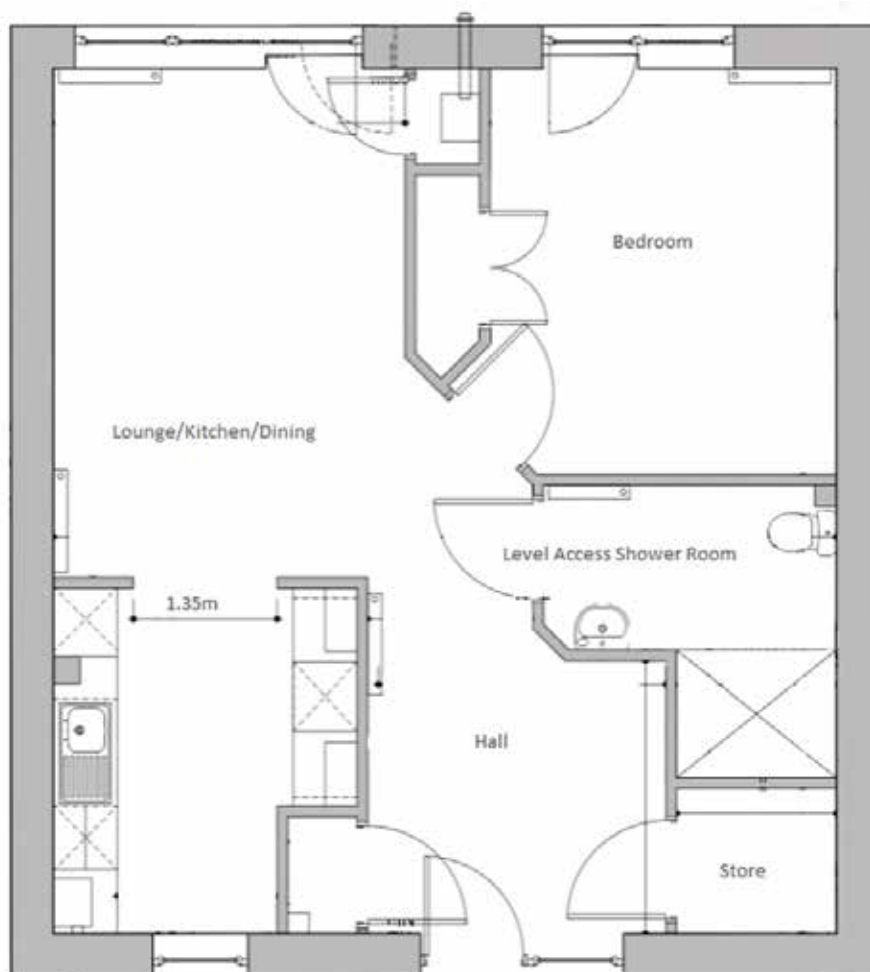
Apartment Type 1

One bedroom two person (19 available)

Monthly Rental: £337 (Note this is guide only and may change)

Council Tax Band: TBC

- Hallway with a large storage cupboard and a utility cupboard for washing machine/tumble dryer
- Lounge/dining/kitchen with fitted kitchen (space for cooker, fridge freezer and dishwasher)
- Double bedroom with fitted wardrobes
- Wet room with WC, basin and large wet floor shower



Floor Area 59.77m² (196 ft²)

Room Dimensions

Lounge/ Dining _____ 3.30m x 4.78m (10.10ft x 15.10ft)

Kitchen _____ 1.5m x 3.26m (5.0ft x 10.9ft)

Bedroom _____ 3.25m x 3.81m (10.7ft x 12.6ft)

Level Access Shower Room___ 2.75m x 2.75m into shower (9.0ft x 9.0ft)

Store _____ 1.36m x 1.50m (4.6ft x 5.0ft)

*Measurements taken at the widest points of each room. Width x Length

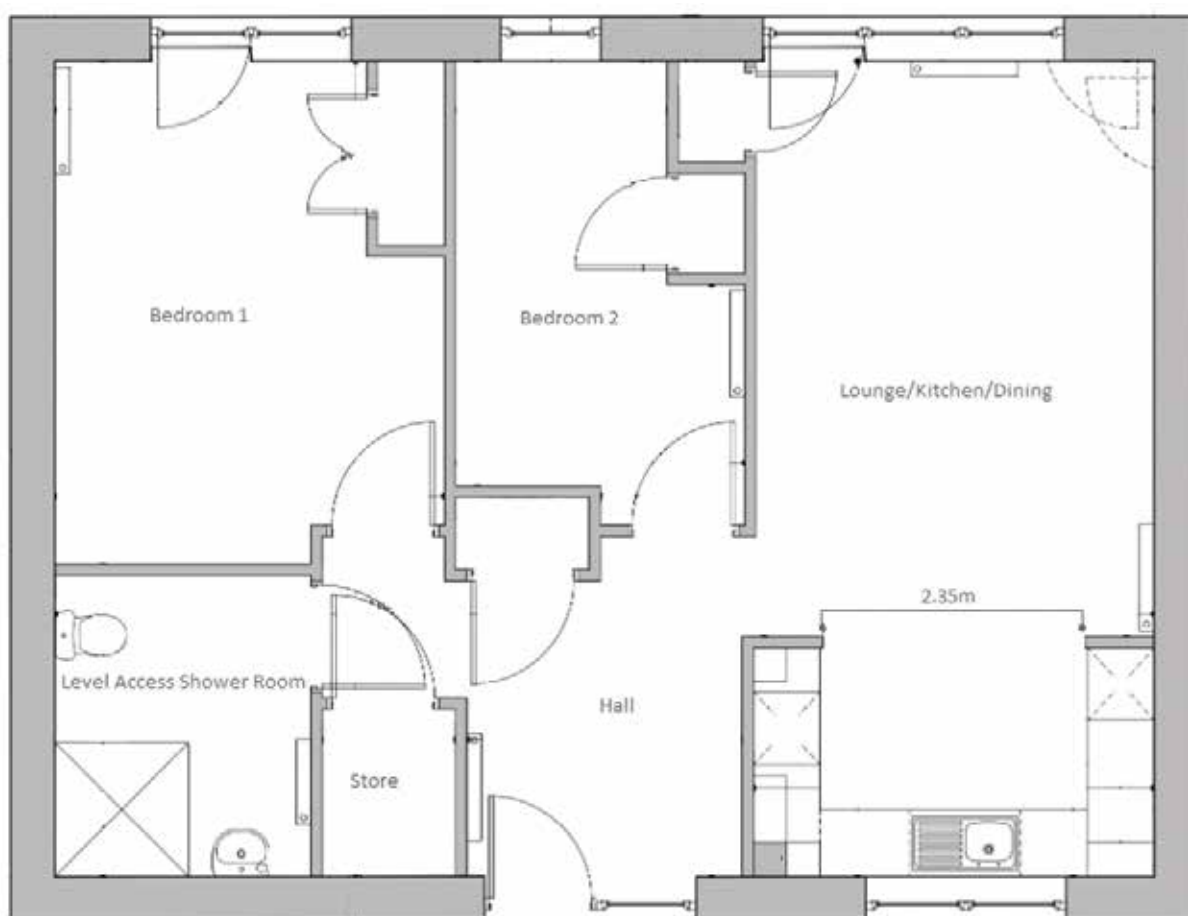
Apartment Type 2

Two bedroom three person (19 available)

Monthly Rental: £343 (Note this is guide only and may change)

Council Tax Band: TBC

- Hallway with a large storage cupboard and a utility cupboard for washing machine/tumble dryer
- Lounge/dining/kitchen with fitted kitchen (space for cooker, fridge freezer and dishwasher)
Utility cupboard for washing machine/tumble dryer
- One double and one single bedroom with fitted wardrobes
- Wet room with WC, basin and large wet floor shower



Floor Area 72.1m² (236.5ft²)

Room Dimensions

Lounge/ dining _____ 3.57m x 5.15m (11.9ft x 16.8ft)

Kitchen _____ 3.60m x 2.05m (11.10ft x 6.9ft)

Bedroom 1 _____ 3.50m x 4.50m (11.6ft x 14.9ft)

Bedroom 2 _____ 2.60m x 3.80m (8.7ft x 12.6ft)

Level Access Shower Room ___ 2.70m x 2.30m (8.11ft x 7.7ft)

Store _____ 1.20m x 1.50m (3.11ft x 4.11ft)

*Measurements taken at the widest points of each room. Width x Length

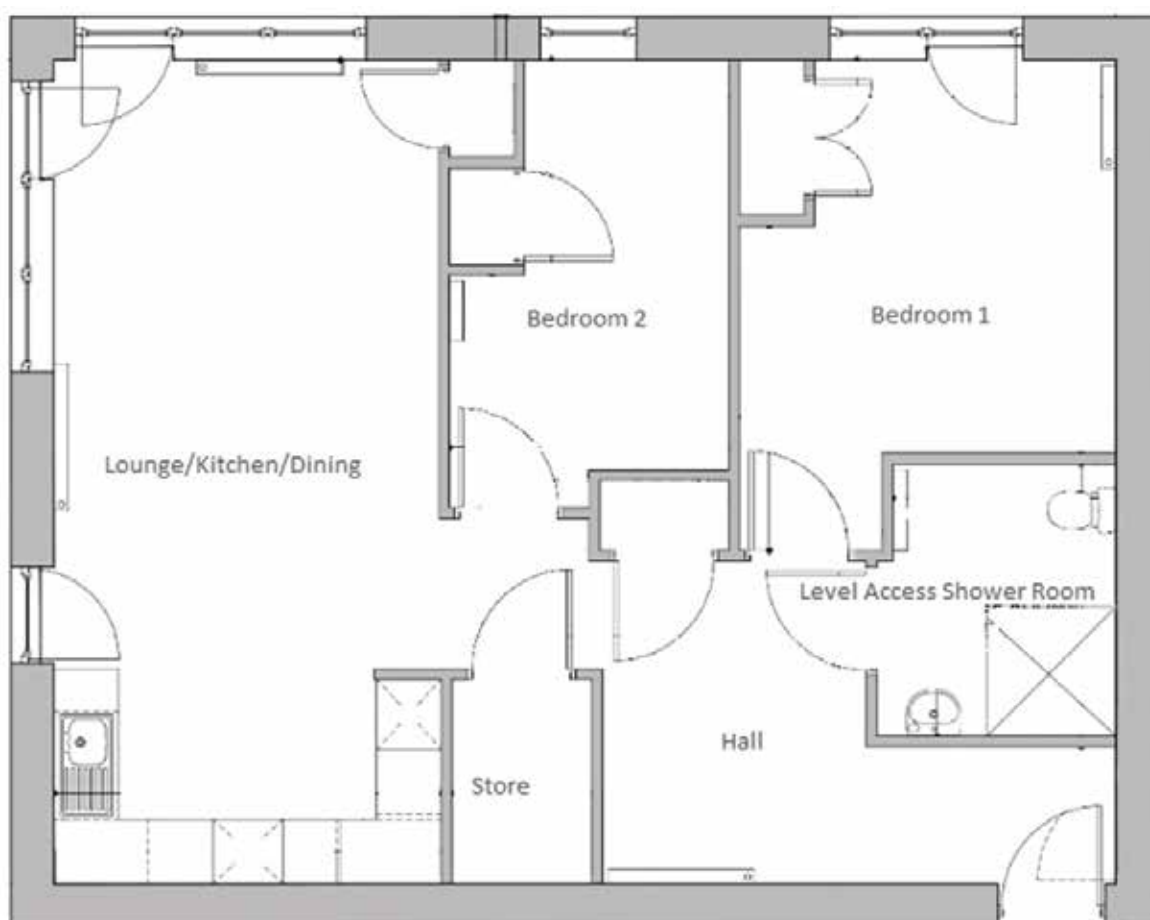
Apartment Type 3

Two bedroom three person (eight available)

Monthly Rental: £343 (Note this is guide only and may change)

Council Tax Band: TBC

- Hallway with a large storage cupboard and a utility cupboard for washing machine/tumble dryer
- Lounge/dining/kitchen with fitted kitchen (space for cooker, fridge freezer and dishwasher)
Utility cupboard for Washing machine/tumble dryer
- One double and one single bedroom with fitted wardrobes
- Wet room with WC, basin and large wet floor shower



Floor Area 75.5m² (247.7ft²)

Room Dimensions

Lounge/Dining/Kitchen _____ 3.60m x 7.68m (11.10ft x 25.3ft)

Bedroom 1 _____ 3.49m x 3.65m (11.6ft x 12.0ft)

Bedroom 2 _____ 2.60m x 3.80m (8.7ft x 12.6ft)

Level Access Shower Room ___ 2.53m x 2.07m (8.4ft x 6.10ft)

Store _____ 1.30m x 1.90m (4.3ft x 6.3ft)

*Measurements taken at the widest points of each room. Width x Length

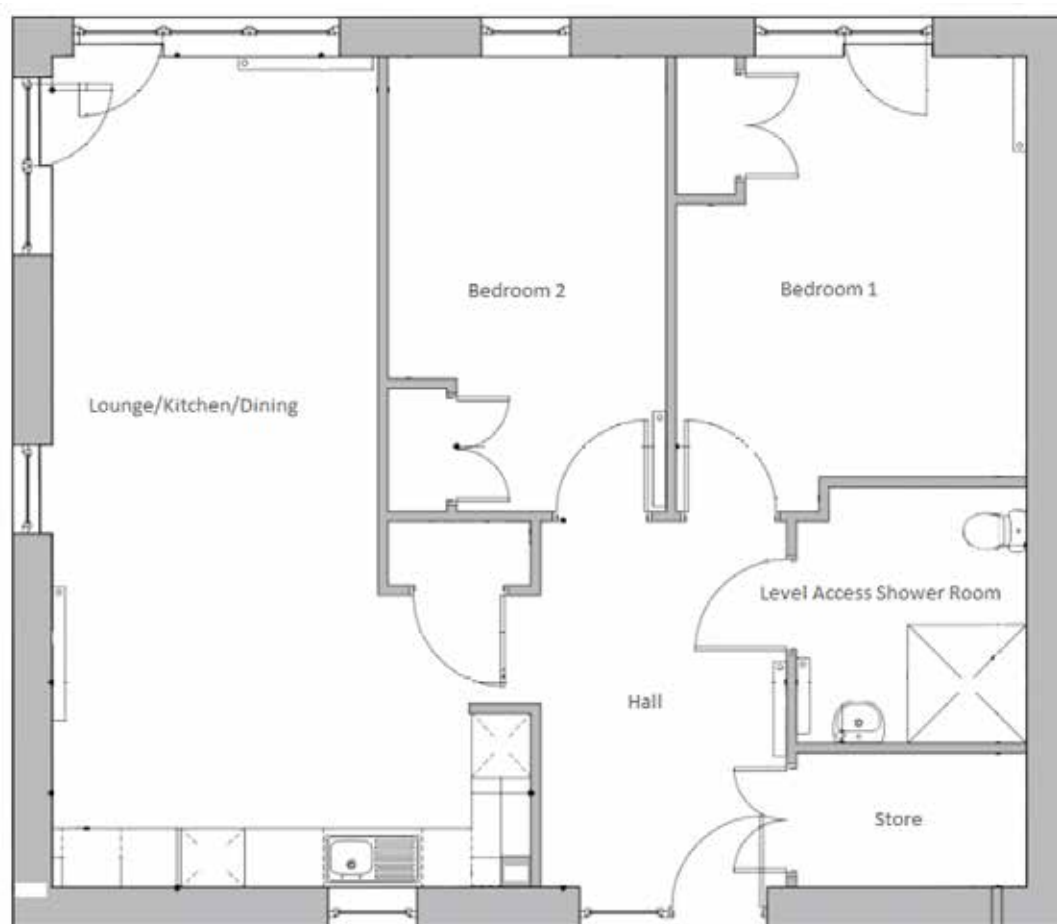
Apartment Type 4

Two bedroom four person flat (eight available)

Monthly Rental: £348 (Note this is guide only and may change)

Council Tax Band:TBC

- Hallway with a large storage cupboard and a utility cupboard for washing machine/tumble dryer
- Lounge/dining/kitchen with fitted kitchen (space for cooker, fridge freezer and dishwasher)
Utility cupboard for Washing machine/tumble dryer
- Two double bedrooms with fitted wardrobes
- Wet room with WC, basin and large wet floor shower



Floor Area 83.2m² (272.9ft²)

Room Dimensions

Lounge/Dining _____ 3.30m x 5.46m (10.10ft x 17.11ft)

Kitchen _____ 4.84m x 1.86m (15.11ft x 6.2ft)

Bedroom 1 _____ 3.55m x 4.26m (11.8ft x 14.0ft)

Bedroom 2 _____ 2.82m x 4.61m (9.3ft x 15.2ft)

Level Access Shower Room ___ 2.60m x 2.25m (8.7ft x 7.5ft)

Store _____ 1.36m x 2.33m (4.6ft x 7.8ft)

*Measurements taken at the widest points of each room. Width x Length

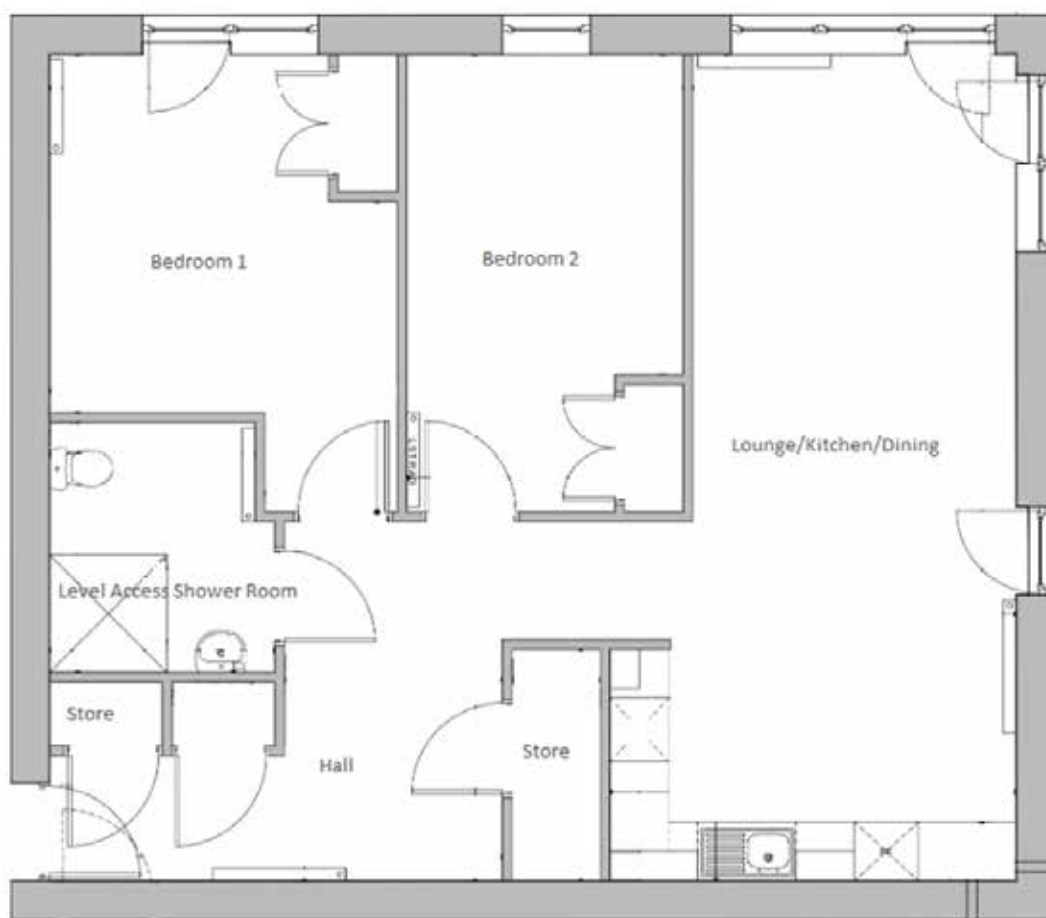
Apartment Type 5

Two bedroom four person (six available)

Monthly Rental: £348 (Note this is guide only and may change)

Council Tax Band: TBC

- Hallway with two storage cupboards and a utility cupboard for washing machine/tumble dryer
- Lounge/dining/kitchen with fitted kitchen (space for cooker, fridge freezer and dishwasher)
Utility cupboard for washing machine/tumble dryer
- Two double bedrooms with fitted wardrobes
- Wet room with WC, basin and large wet floor shower



Floor Area 83.2m² (273ft²)

Room Dimensions

Lounge/Dining _____ 3.30m x 5.96m (10.10ft x 19.7ft)

Kitchen _____ 3.52m x 2.36m (11.5ft x 7.9ft)

Bedroom 1 _____ 3.55m x 3.65m (11.7ft x 12.0ft)

Bedroom 2 _____ 2.82m x 4.66m (9.3ft x 15.4ft)

Level Access Shower Room ___ 2.55m x 2.10m (8.5ft x 6.11ft)

Store _____ 2.36m x 0.90m (7.9ft x 3.0ft)

*Measurements taken at the widest points of each room. Width x Length

Features

- Two large lifts
- Mobility scooter storage and charging unit
- Wet rooms with Triton Omnicare 9.5kw electric showers and piping for future bath installation
- Dementia friendly colours and signage including kitchen units and worktops
- Low Surface Temperature radiators
- Open plan layout for barrier free living with increased natural daylight
- Ability to install hoist between main bedroom and wet room
- Utility cupboard for washing machine/tumble dryer
- Three wheelchair user flats on ground floor including rise and fall kitchens
- Social seating areas in entrance lobby and stair wells
- Secure perimeter fencing and front entrance with video entry system and key fob entry
- 37 exclusive car parking spaces with infrastructure for future Electric Vehicle charging points
- Fire Suppression Sprinkler system
- Enhanced energy efficiency to Silver Standard Sustainability level Scottish Government Building Standards
- Level access to reduce tripping hazards including recessed mat wells with barrier matting
- Safety vinyl flooring in kitchen and bathrooms
- Enhanced rear garden space:
 - Benches and seating areas
 - Exercise trim trail
 - Boules court
 - Extensive planting including shaded seating areas and fruit bearing trees and bushes
- TV points in lounge and bedrooms
- Fibre installed in each property

Tenancy Arrangements

Eligibility

When these properties are allocated the following criteria will be considered:

- Homes to be prioritised to applicants over the age of 55
- Priority given to applicants who have an Illness/Disability/Medical award specific to property type
- Priority will be given to existing Local Authority/Registered Social Landlord tenants on first allocation

Service Charge

There will be a monthly service charge of £35* to include:

- Maintenance of internal communal areas
- Maintenance of external communal areas
- Lifts maintenance

*Note this charge is a guide only and may change on let

If you fit the above criteria and would like more information or an application form please contact:

Clackmannanshire Council
Housing Allocation Team
Kilncraigs
Alloa
FK10 1EB
Tel: 01259 225122
email: home@clacks.gov.uk

If you need this publication in larger print, audio, Braille, or in another language, please contact our office and we will try to help you.





Clackmannanshire
Council



KINGDOM
Housing Association