

# AMENITY HOUSING



Maple Tree Court, West Coates Road  
Cambuslang G72 8GB



# ABOUT MAPLE TREE COURT

Maple Tree Court is situated just off the main high street, served by local shops and restaurants. Within easy reach to local bus routes and Cambuslang train station.

The development comprises 17 one bedroom flats and 37 two bedroom flats over 3 floors. The building is also served by a lift.

## What is amenity housing?

Amenity housing is for more active older people. Each property is a flat or cottage, with its own front door.

## Alarm service

The flats have been designed to promote comfortable living and all of the properties are linked to a community alarm service, allowing residents to call for help 24 hours a day.

Each property is served by a gas-fired central boiler which provides central heating and hot water to every flat and to the communal areas. The flats have a radiator in every room.

There is space for an electric cooker in every property's kitchen. In addition, all properties feature full double glazing.

## Car park

A car park is provided for the use of residents and visitors to the development. It is not possible to allocate car parking spaces to individual residents.



An example of one of our properties

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## **Communal features**

Maple Tree Court features a high quality, fully furnished communal lounge and kitchen. The communal gardens also feature rotary driers. The development benefits from a communal TV aerial, meaning there is no need to install an individual aerial.

## **Gardens**

Hanover looks after the landscaped gardens. However, if space allows we can often make a patch available to individuals to look after.

## **Maintenance of your property**

As the landlord of the development, we are responsible for carrying out certain repairs to make sure your property and the communal areas are well maintained and that certain things are safe.

You can find more information on this in the Scottish Secure Tenancy Agreement which you sign when you become a tenant.

We will ensure your property is in good condition when you move in and we expect you to maintain the internal decoration.

## **Tenants' Contents Insurance?**

We provide contents' insurance from as little as £1.50 a month. Or, if you prefer, you can arrange for your own cover; but you must let us know if you want to do this. Get in touch with us to find out more.



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## **Council tax**

Residents are responsible for paying council tax directly to the local authority.

## **Can I bring a pet?**

Pets are welcome but we must know if residents are planning to keep them. If residents have a dog they must exercise them outside the development's grounds.

## **Housing Officers**

Each development has a dedicated Housing Officer who acts as the main contact between the development and Hanover's offices.

They will regularly visit and meet with residents to discuss any housing or personal issues you may have.

They are more than happy to meet residents as a group or to make appointments to meet you individually in the comfort of your own home.

## **Annual Development Meeting**

Each year, we invite every resident to come to an Annual Development Meeting, usually held in the lounge or somewhere nearby. They usually take place in the autumn and it's a good opportunity for residents to discuss issues relating to the development.

## **Communications and consultations**

We are committed to effective communication with residents. We promise to communicate and consult in a variety of ways, including writing, visiting residents to discuss matters or calling extra development meetings.



**An example of one of our properties**

To find out more about Maple Tree Court - or to apply for a property - call **0800 111 4646** or email **[westinfo@hanover.scot](mailto:westinfo@hanover.scot)**.