



Arcon House

Retirement Scheme

"Safe and Sound"







Arcon House

Arcon House is a retirement scheme development of bedsits, one or two self contained bedroom flats managed by Hafod Housing Association.

The scheme comprises of
**3 X Bedsits, 15 X One Bedroom Flats, and
1 X Two Bedroom Flats**

Residents can be assured of complete independence with each flat having its own front door. Each flat has a fully fitted kitchen and a fitted shower. The individual passive infrared system located in each flat provides an early warning system for the Retirement Scheme Manager and acts as a burglar alarm when you are away.

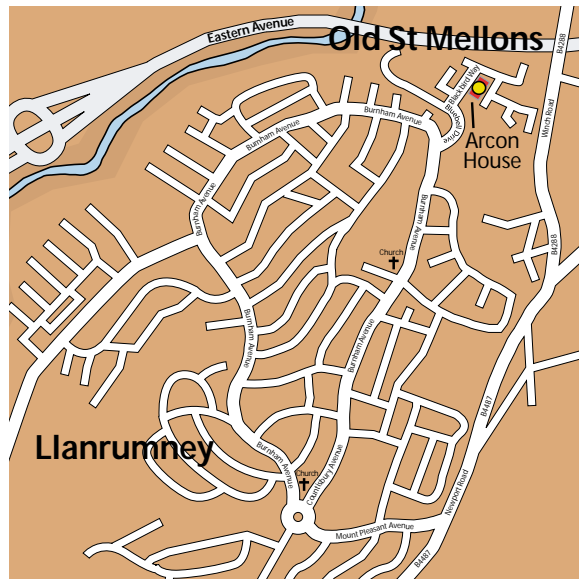
The scheme benefits from the services of a Retirement Scheme Manager (who acts as a good neighbour) and an emergency call system. A fully furnished guest bedroom (with separate bathroom) is available for use by residents' visitors.





Location

The scheme is located in the heart of Old St Mellons off Blackbirds Way less than 10 minutes walk to a local shopping centre and 5 minutes from a major bus route.





Facilities

Special features at Arcon House include:

- Emergency call system
- Door entry system
- Communal lounge
- Communal kitchen
- Communal laundry room (washing machines & dryers)
- Guest room

For further convenience Hafod also provides:

- Parking
- External drying area
- Convenient refuse store
- Communal garden







Rents & Service Charges

The properties in Arcon house are let on an assured tenancy agreement, this means you will not have the right to buy. Hafod Housing Association is responsible for the day-to-day management of the flats and communal buildings, including maintenance, communal cleaning, landscaping and the Retirement Scheme Manager service.

The rent is set at an affordable level within the guidelines set by the Welsh Assembly Government. Rents are charged weekly and are reviewed on an annual basis.

The rent is charged weekly and may increase on an annual basis. A Service Charge is also charged weekly, to cover the following services:

- Retirement Scheme Manager services
- Emergency call system
- Door entry system
- Communal heating and lighting
- Washing & drying equipment
- Furniture for the communal lounge
- Comprehensive insurance for the building







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Activities in Arcon House

By accepting a flat in Arcon House you are not just getting a home in the heart of a thriving community location but you will open the doorway to a new way of life. Residents are free to enjoy the privacy of their own home but many opt to join the many activities on offer. Our Retirement Scheme Manager together with the residents in Arcon House work together to provide activities for everyone to join in. All events are advertised on the notice board and anyone in Arcon House can join in.

Residents are also welcome to join the local Tenants & Residents Association to help improve the quality of life for the wider community around Arcon House.



Activities include:

- Coffee mornings
- Christmas carol services
- Christmas parties
- New years' eve parties

Organised Trips

Past Trips have included the following venues

- Cinema
- Theatre
- Seaside
- Places of interest





Bringing Services to You

As well as getting out and about our residents enjoy the benefits of a number of services brought straight to their front door:

- Hairdresser
- Chiropodist
- Chemist deliveries





Want to Know More?

If you wish to apply to be entered on the waiting list for Arcon House please contact:

Hafod Housing Association
76 Heol Maes Eirwg
St Mellons
Cardiff
CF3 0JZ
Tel 029 2077 9841

Or contact our Retirement Scheme Manager to find out more about what goes on in Arcon House:

Jenny Davies
Tel 029 2079 9539 (Afternoons only)





Arcon House
Blackbirds Way
Old St Mellons
Cardiff
CF3 5RF

Tel 029 2079 9539

Hafod Housing Association
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