



BAKER HALL

NAVAN, CO. MEATH

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ABOUT COST RENTAL

WHAT IS COST RENTAL?

Cost Rental is a not-for-profit form of home rental where the rent you pay covers the cost of the construction, management, and maintenance of your new home. With rents set at a minimum of 25% below the average local market rate, Cost Rental offers a long-term, secure tenancy that is more affordable.

Tuath is Ireland's leading Cost Rental housing provider, with hundreds of new homes set for delivery in communities across Ireland.

***Please note that all images in this brochure are for illustrative purposes only and may not be representative of finished homes.**



BAKER HALL - NAVAN, CO. MEATH

WHY CHOOSE COST RENTAL?

- **Long-term, secure tenure:** After a six-month probationary period in your new home, you will have a tenancy of unlimited duration*.
- **Not-for-profit:** Rents are set at a minimum of 25% below the local market average. Rates are set to cover the cost of construction and maintenance in your new home, not to generate profit, resulting in rent that is more affordable.
- **Quality homes in sustainable communities:** Tuath's Cost Rental homes are modern, energy-efficient and comfortable, and are located in vibrant, sustainable communities.
- **Experienced management:** Tuath is a professional housing organisation and experienced Cost Rental provider, offering residents excellent service and peace of mind.



AM I ELIGIBLE FOR A COST RENTAL HOME?

TO APPLY FOR OUR COST RENTAL PROPERTIES, YOU MUST BE ABLE TO PROVE THE FOLLOWING:

- Your net household income is below €66,000 per annum for Dublin or less than €59,000 for elsewhere in the country
- You can afford to pay the rent for the home
- You do not own a property
- You are not in receipt of any social housing supports
- Your household size matches the size of the property advertised
- Your household has only entered one application for a specific Cost Rental property

*Permanent tenancy is dependent on consistent rent payment and fulfilment of tenancy obligations. Terms and conditions for Cost Rental housing in Ireland follow those set out in the Affordable Housing Act, 2021.

TUATH HOUSING - COST RENTAL

BAKER HALL

Tuath Housing is pleased to introduce 58 modern, A-rated Cost Rental homes at Baker Hall, located just a stone's throw from Navan Town Centre in the heart of County Meath.



Rent

1 bed apartment - €1,175 per month
2 bed apartment - €1,270 per month
2 bed duplex - €1,270 per month
3 bed duplex - €1,450 per month

Deposit

1 bed apartment - €1,125
2 bed apartment - €1,220
2 bed duplex - €1,220
3 bed duplex - €1,400



BUILDING STANDARDS AND HOME EFFICIENCY

BAKER HALL'S A-RATED HOMES ARE FINISHED TO A HIGH STANDARD WITH COMFORT AND CONVENIENCE IN MIND.

Energy efficiency and sustainability

The homes at Baker Hall are designed to be well-insulated and airtight, and all are fitted with solar panels and heat pumps. This high-spec finish has allowed them to achieve an 'A' BER energy rating, the highest possible rating, resulting in a reduced carbon footprint and energy cost savings.



External features

- Maintenance-free exteriors
- Tasteful mix of brick and/or render.
- PVC fascia, gutters and downpipes
- Composite front doors with secure locking system

Internal finishes

- Walls and ceilings painted in Fleetwood Glenveagh Mist
- Quality interior joinery to include painted doors and contemporary skirting and architraves finished in an off-white satin paint
- Fitted blinds throughout
- Fitted wardrobes in all bedrooms

Kitchen Facilities

- Superb modern kitchen with soft close doors
- All kitchens are fitted with an upstand
- Appliances include hob, oven, fridge freezer, dishwasher and microwave

Bathroom

- Stylish contemporary bathroom, ensuite and guest WC with elegant sanitary ware.
- Beautiful taps, shower heads & bath fittings

Heating and Electrical

- A-rated condensing Heat Pump heating system which is thermostatically controlled to maximise your comfort.
- Generous lighting, power points and switches.
- Smoke and heat detectors fitted as standard.



For illustrative purposes.

Plans and dimensions are indicative only and subject to change. Visuals used are for illustrative purposes only and may not be representative of finished homes.

1 BED APARTMENT

UNIT TYPE 1

53 sqm | 570 sqft



1 BED APARTMENT

UNIT TYPE 2

58 sqm | 624 sqft



2 BED APARTMENT

UNIT TYPE 1

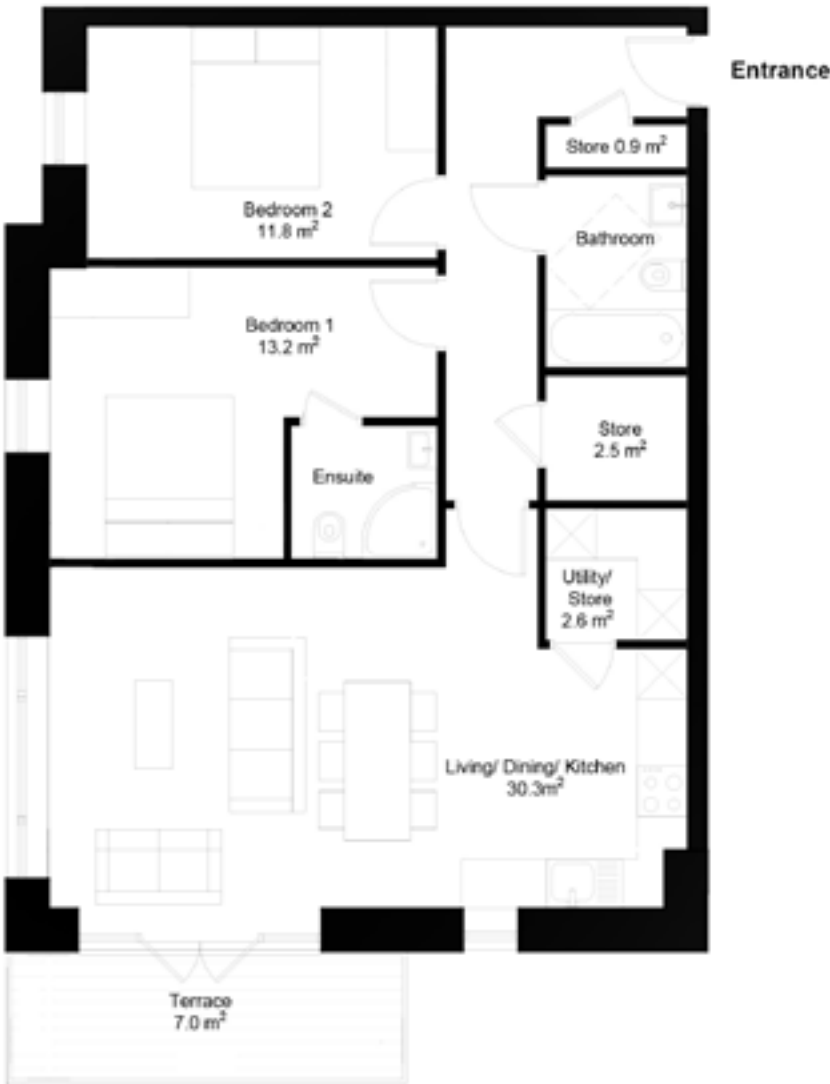
76 sqm | 818 sqft



2 BED APARTMENT

UNIT TYPE 2

80 sqm | 861 sqft



2 BED APARTMENT

UNIT TYPE 3

80.5 sqm | 866 sqft



2 BED APARTMENT

UNIT TYPE 4

84 sqm | 904 sqft



3 BED DUPLEX

118 sqm | 1270 sqft



Schools

- Beaufort College
- Gaelscoil Éanna
- Flowerfield National School
- Loreto Secondary School
- Ard Rí Community National School
- Navan Educate Together National School
- St Anne's Loreto Primary School
- St Joseph's Mercy Secondary School
- Mercy Convent National School
- St Ultans Special School
- St Patrick's Classical School
- Colaiste na Mí
- St Stephen's Primary School

Shopping

- Aldi
- Dunnes Stores
- Tesco Superstore
- Navan Town Centre
- Bird's SuperValu Navan
- Lidl
- Navan Retail Park
- Blackwater Retail Park
- Johnstown Shopping Centre

Sport

- Navan Rugby Football Club
- Navan Tennis Club
- Waterstown GAA Club
- Claremont Stadium Club
- Navan Pitch & Putt Club
- Navan O'Mahonys GAA Club
- Parkvilla FC
- Aura Leisure Navan
- Simonstown Gael

Transport

- Dublin Airport
- M3 Parkway Train Station

Places of Interest

- Blackwater Park
- Boyne Rampart Heritage Walk
- Athlumney Castle and River Walk
- Ardán Phádraig Playground
- Páirc Tailteann

LOCAL AMENITIES AND ACCESS

Baker Hall is a stone's throw from Navan Town Centre which offers a range of local shopping, leisure choices and numerous scenic walks and local interest points.

The development is conveniently located near several schools, including St. Patrick's Classical School and Scoil Mhuire, providing excellent educational options. Recreational facilities such as the Navan Adventure Centre and Blackwater Park offer a variety of activities for all ages. Additionally, the area boasts a range of sports clubs and community centres, ensuring a vibrant and active lifestyle for residents.

By car

- Navan Town Centre - 5 minutes
- Dublin City Centre - 50 minutes
- M3 Parkway Train Station - 22 minutes
- Drogheda - 25 minutes

By public transport

- Regular Bus Éireann services connect Navan with Dublin City Centre, Dublin Airport, Drogheda, Athlone, Summerhill and Cavan.
- Frequent NX and 109 routes provide direct access to Dublin via Blanchardstown and Kells, with additional regional services offering convenient links to nearby towns and key destinations.

To learn more about Cost Rental homes with Tuath,
please visit our website: tuathhousing.ie/cost-rental/

tuathhousing.ie/cost-rental/



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