

# ACCESS STATEMENT

Apartment 10

Crantock Bay

West Pentire

Cornwall

TR8 5SE



Produced by  
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This access statement does not contain personal opinions as to our suitability for those with access needs, but aims to accurately describe the facilities and services that we offer all our guests/visitors.

## **Access Statement for Crantock Bay Apartment 10**

### **Introduction**

This access statement does not contain personal opinions as to our suitability for those with access needs, but aims to accurately describe the facilities and services that we offer all our guests/visitors.

All measurements quoted are approximate and are provided to give an overall view of the property.

Crantock Bay is situated at the end of West Pentire Road which is overlooking the main beach and is approximately 2 miles from the village centre in which there is a general shop and public house.

A bus service runs between the village and Newquay or Truro. Local buses are provided with disabled facilities

### **Key Collection, Welcome and Car Parking**

- Details of key collection and arrival times will be given on confirmation of booking
- Pedestrian and vehicle access to the premises is provided directly from the West Pentire Road. The car parking area is situated at the front of the building

### **Entrance to the Unit**

- Apartment 10 is a first floor unit.
- Access to the front door of the apartment is via the common stairwell tower comprising of 16 steps 850mm (33.4 ins) wide x 190mm (7.5 ins) high & three quarter space landings.
- The fire door on the first floor landing provides a clear opening 790mm (31 ins) wide.

### **Halls, Stairs, Passageways**

- The front door provides level access and a clear opening of 770mm (30.3 ins) into the hallway which is 860mm (33.8 ins) wide at its narrowest point.
- The area is well lit with halogen flush mounted ceiling lights.
- The flooring in the hallway is a non slip natural wood material.

## Lounge Area

- Level access is provided to the lounge off the end of the hallway through a doorway with a clear opening of 760mm (29.8 ins).
- The lounge area is level throughout & forms part of the lounge/diner/kitchen.
- Seating is provided by way of two sofas around a central coffee table.
- All of the furniture is free standing & readily movable.
- The television has a sub title facility.
- The flooring is a non slip natural wood material.
- Glazed patio doors open onto a private balcony. There are two steps each 160mm (6.3 ins) high at the patio door.
- The lounge area is adequately lit with halogen flush mounted ceiling lights operated by dimmer switches at the entrance door.
- Light switches are 1100mm (43.2 ins) above floor level & power sockets 500mm (19.6 ins) above floor level.



## Dining Area

- The dining area is adjacent the lounge/kitchen & forms part of the same room.
- The floor area is level throughout with adequate space around the dining table & chairs.
- Clear height to the underside of the dining table is 630mm (24.75 ins).
- Upright dining chairs with padded cushions are provided.
- The flooring is a non slip natural wood material.
- The dining area is adequately lit with halogen flush mounted ceiling lights operated by dimmer switches at the entrance door.
- Light switches are 1100mm (43.2 ins) above floor level & power sockets 500mm (19.6 ins) above floor level.

## **Kitchen**

- The Kitchen area is adjacent the lounge/dining area & forms part of the same room.
- The floor area is level throughout with good access.
- The flooring is of a non slip natural wood material.
- The integrated oven is mounted within a base unit & has drop down doors 460mm (52.7 ins) & 730mm (ins) above floor level.
- The adjacent ceramic hob is mounted into the worktop 900mm (35.3 ins) above floor level.
- The microwave oven is a wall mounted integrated appliance located just above the peninsular worktop.
- The integrated fridge freezer is adjacent the oven. The highest shelf in the fridge is 1800mm (70.7 ins) above floor level whilst the lowest drawer in the freezer is 500mm (19.6 ins) above floor level.
- Fitted wall cupboards are typically 1600mm (62.9 ins) above floor level & contain some crockery & glassware. The contents of these cupboards could be moved to the base unit cupboards beneath the worktops if necessary.
- There is a stainless steel sink within the end worktop with water supplied by single mixer tap.
- The cordless kettle provides 360 degree rotation.
- The kitchen area is adequately lit with halogen flush mounted ceiling lights operated by dimmer switches at the entrance door.

## **Bedrooms and Sleeping Areas**

- There are three double bedrooms in the property, two of which have zip & link beds which may be configured as either double or a twin bedded room.
- All beds are 600mm (23.6 ins) high to the top of the mattress & are of a divan type.
- The doors to all bedrooms provide level access and a clear opening of not less than 750mm (29.4 ins).
- There are fitted wardrobes in both bedrooms.
- All furniture is free standing & readily movable.
- The master bedroom has a television with subtitle facilities.
- The master bedroom has an en suite shower room.
- Two of the bedrooms have access to private balconies through glazed doors above two steps each 160mm (6.3 ins) high.
- The bedrooms are adequately lit with halogen flush mounted ceiling lights operated by switches at the entrance door & supplementary bedside table lamps.
- Light switches are 1100mm (43.2 ins) above floor level & power sockets 500mm (19.6 ins) above floor level.
- All bedroom floors have taupe coloured short pile carpets.

### **Bathrooms, Shower-rooms and WCs (En-suite or Shared)**

- There is one family bathroom and one en suite shower room in the property.
- Level access is provided to both the master en suite & family bathroom.
- The en-suite shower rooms comprise of wc, wash basin & shower cubicle whilst the family bathroom has a wc, wash basin & bath with shower over.
- The wc seats are 400mm (15.7 ins) above floor level & the wall mounted wash basin 840mm (33 ins) above floor level with no pedestal.
- Basin, bath & shower taps have cruciform heads for simple turn on & off function.
- The bathrooms are adequately lit with halogen flush mounted ceiling lights operated by switch at the entrance door.
- Floors & wet wall areas are tiled with high gloss fawn coloured tiles.

