

# ACCESS STATEMENT

Apartment 11

Crantock Bay

West Pentire

Cornwall

TR8 5SE



Produced by  
Crantock Bay Letting's Agency

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# Access Statement for Crantock Bay Apartment 11

## 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

## Car Park

- There are two allocated car parking spaces on the right hand side, as you enter the car park.
- Apartment 11 can be found by going up the stone staircase in front of you, as you enter the car park.

## Entrance to the Unit

- Apartment 11 is on the first floor.
- Access to the front door of the apartment is from the corner of the car park with one step 1580mm (62.1 ins) long x 200mm (7.8 ins) high followed by a single flight of seventeen steps 1380mm (54.2 ins) wide x 160mm (6.29 ins) high.
- The front door to the apartment provides a clear opening width of 780mm over a small step 180mm high.



## Entrance/Hallway

- The front door opens onto a hallway (800mm)
- The area is well lit with halogen flush mounted ceiling lights.
- The flooring is a non slip natural wood material.
- There are two cupboards in the hallway. One housing the boiler and the other, a washer/dryer



## Dining Area /Lounge Area

- The lounge is a sizeable area within the lounge/diner/kitchen & has adequate space between items of furniture for wheelchair access.
- There are two large sofas provided in the seating in the lounge area.
- The flooring is a non slip natural wood material.
- All of the furniture is free standing & readily movable.
- The television has a sub title facility & is wall mounted.
- The lounge area is adequately lit with halogen flush mounted ceiling lights operated by switches by the entrance door.
- Light switches are 1100mm above floor level & power sockets 500mm above floor level.
- Glazed patio doors open over two 160mm high steps onto the private terrace.



- The dining area is adjacent the lounge & forms part of the same room.
- The floor area is level throughout with adequate space around the dining table for wheelchair access.
- The flooring is a non slip natural wood material.
- Clear height to the underside of the dining table is 670mm.
- Plastic upright dining chairs are provided
- The dining area is adequately lit with halogen flush mounted ceiling lights operated by dimmer switches at the entrance door.



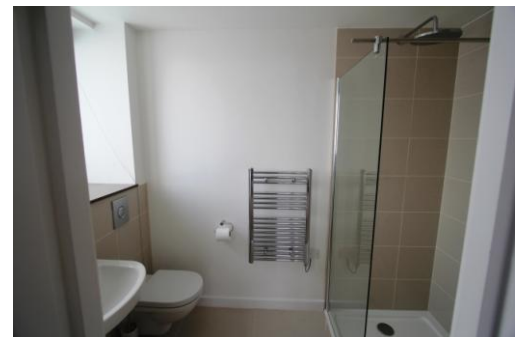
## Kitchen

- The Kitchen area is adjacent the dining area & forms part of the same room.
- The floor area is level throughout with good wheelchair access.
- The flooring is a non slip natural wood material.
- The integrated oven & grill have drop down doors. The base of the oven is 660mm above floor level & the base of the grill 1140mm above floor level.
- The ceramic hob is mounted into the worktop 870mm above floor level.
- There is an integrated fridge freezer on the left hand side of the kitchen area. The highest shelf in the fridge is 1800mm above floor level whilst the lowest drawer in the freezer is 320mm above floor level.
- Fitted wall cupboards are typically 1520mm 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 main 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.



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

- Level access is provided off the hallway with a clear door opening of 690mm.
- The bathroom comprises of wash basin, wc & bath with shower over.
- The wc seat is 400mm above floor level & the wall mounted wash basin 840mm above floor level with no pedestal.
- Basin, bath & shower taps have cruciform heads for simple turn on & off function.
- The bathroom is 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.



### Bedrooms and Sleeping Areas

- There are 3 double bedrooms in the property, one of which have zip & link beds which may be configured as either double (super king) or twin bedded rooms.
- The doors to all 3 bedrooms provide a clear opening space of 780mm
- Level access is provided to all bedrooms
- There are built in wardrobes in all bedrooms.
- All furniture is free standing & readily movable.

- The master bedroom has adequate space around the bed for wheelchair access although the other two bedrooms would be very restricted.
- All beds are 600 - 650mm high to the top of the mattress & are of a divan type.
- The bedrooms are adequately lit with halogen flush mounted ceiling lights operated by switches at the entrance door & supplementary bedside table lamps.
- All bedroom floors have a carpet.



Layout

