

ACCESS STATEMENT

Apartment 12

Crantock Bay

West Pentire

Cornwall

TR8 5SE



Produced by
Sandpiper
01237 476425

Access Statement for Crantock Bay Apartment 12

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 12 is a second floor penthouse apartment.
- Access to the front door of the apartment is via the common stairwell tower comprising of 32 steps 850mm (33.4 ins) wide x 190mm (7.5 ins) high, one half space & five quarter space landings.

The fire door on the second floor landing provides a clear opening 790mm (31 ins) wide

Halls, Stairs, Passageways

- The front door provides level access and a clear opening of 780mm (30.7 ins) into the hallway.
- 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 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.
- 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 with a centrally located shag pile rug.
- Glazed patio doors open onto two private balconies. One of the doors provides a clear opening of 900mm (35.4 ins) & opens over a step approximately 100mm (4 ins) high whilst the remaining patio door opens over two steps each 170mm (6.7 ins) high.
- 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.
- entrance door.



Dining Area

- The dining area is adjacent the lounge/kitchen & forms part of the same room.
- Clear height to the underside of the dining table is 680mm (26.8 ins).
- A combination of padded upright dining chairs with no arms & a wooden bench are provided as seating around the table.
- 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 wheelchair access.
- The flooring is of a non slip natural wood material.
- The integrated oven has a drop down door with a handle 700mm (27.5 ins) above floor level & is incorporated within a base unit beneath the worktop.
- The adjacent ceramic hob is mounted into the worktop 900mm (35.7 ins) above floor level.
- The microwave oven is a movable freestanding unit.
- The integrated fridge & freezer are incorporated within base units beneath the worktop.
- The peninsular counter/worktop doubles as a breakfast bar. Bar stool seating with backrests is provided.
- Clear height to the underside of the breakfast bar is 880mm (35.4 ins).
- 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 two double bedrooms in the property, one of which has zip & link beds which may be configured as a twin bedded room if required.
- All beds are 600mm (23.6 ins) high to the top of the mattress & are of a divan type.
- The doors to both bedrooms provide level access and a clear opening space of 760mm (29.8 ins).
- There are fitted wardrobes in both bedrooms.
- All furniture is free standing & readily movable.
- The master bedroom has an en suite shower room.

- 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 the master en suite through a clear door opening of 700mm (27.5 ins).
- Level access is provided to the family bathroom off the hallway through a clear door opening of 760mm (29.9 ins).
- 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.