

Access Statement for Angelholm

Introduction

The property details provide you with details of on which floor the rooms will be found, how many bedrooms have en suite bathrooms, what width the beds are, etc. The following should be read in conjunction with the property details.

The information provided in this statement is intended to be as comprehensive as possible so that prospective occupants may make an informed decision as to the viability of this property for their purposes. However, since the information provided is sometimes the authors opinion and such matters as measurements cannot be relied on to be accurate to within 3 centimeters note that this access statement is for guidance only. Any information in this statement which is crucial for the purposes of your stay should be checked before proceeding with booking.

Pre-Arrival

- We are part of an agency and bookings / enquiries can be made via email, fax or phone
- We can provide information in large print [or Braille] on request

Arrival & Car Parking Facilities

Approach	Street	
Parking area /drive	sloping / gravel	
Manoeuvrability	Good	
Allocated space	yes	Well marked
Distance from entrance door	8m	
Approach to entrance door	Paved / Level	

Inside the property

Main Entrance & Reception

Entrance door	Steps	No. of steps: 1	Tread height: 15cm	depth: 60cm
	Threshold height: 23cm	Door width: 69cm		
Entrance into	Hallway	Leading to rest of property		

Public Areas - General (Internal)

Contrasting décor	Yes	throughout
Flooring	Carpet / tiled	throughout except vinyle in bathroom
Door widths	74cm	minimum throughout except
Corridor widths	79.5cm	minimum throughout except 67cm bathroom
Any steps on each storey	No	
Smoke alarms fitted	Yes	

Lounge

The Lounge is open plan with the dining room	
Upholstered seating	Sofa / arm chairs
Seat heights	36cm / 36cm
Free space between furniture	Spacious
TV with remote control (rc)	Teletext / Radio (+rc) / DVD player (+rc) / CD player (+rc)

Dining area	
The Dining room is open plan with the lounge	
Table legs	On each corner
Chairs / bench	Moveable / padded seat
Free space between walls / furniture	a bit tight in places

Bedroom 1	
Bed height floor to top of mattress	51cm
Duvets and pillows	Synthetic
Free space between furniture	Spacious
Can bed(s) be easily moved?	No

Bedroom 2	
Bed height floor to top of mattress	56cm
Duvets and pillows	Synthetic
Free space between furniture	A bit tight in places
Can bed(s) be easily moved?	No

Bathroom	
Bath	no hand rails
Shower	no grab rails Over bath
Shower controls accessibility	Head height
Basin and bath taps	Ball shaped
Free space in bathroom	a bit tight in places
Toilet transfer space	difficult

Kitchen	
Worktop, hob and sink heights	93cm respectively
Oven	Eye level
Oven door	Drop down
Sink taps	Lever
Free space between units / furniture	Spacious
Lighting	Spot lights
Fridge	Integral 5.4cu.ft Capacity (roughly)
Freezer	Intergal 3.8cu.ft Capacity (roughly)

Outside the property	
Grounds and Gardens	
Lawn	Sloping
Patio	Level / concrete
Paths	Level / paved / concrete
Exit to Garden	back door Threshold height: 8cm Door width: 71cm
Easy accessibility of garden	Steps No of Steps: 3 Tread high: 11cm Depth: 25-30cm all areas

Additional Information	
Mobile telephone reception in some parts of Cornwall is very patchy and may depend on your service	
Services to visitors with hearing impairment	
Telephone with	text / flashing light / voice amplification
Services to visitors with visual impairment	
Large print information available on request	Property description / directions / booking conditions / property information

Contact Information	
Agency Contact details: Cornish Horizons, The Cottage, 19 New Street, Padstow, Cornwall PL28 8EA	
Telephone: 01841 533 331	
Fax: 01841 533933	
Email: cottages@cornishhorizons.co.uk	
Website: www.cornishhorizons.co.uk	

Future Plans

We are planning to provide...

We welcome your feedback to help us continuously improve. If you have any comments on this access statement please contact the Property Manager at Cornish Horizons

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