

Access Statement for Boskenna Apartment

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	Level	
Manoeuvrability	Good	
Allocated space	yes	Well marked
Distance from entrance door	2m	
Approach to entrance door	Tarmac	
	Steps	
	No. of steps: 3	

Inside the property

Main Entrance & Reception

Entrance door	Steps / Handrail	No. of steps: 14	Normal
	Threshold height	Door width normal	
Entrance into lounge/ dinner	Leading to bedroom / kitchen		

Public Areas - General (Internal)

Contrasting décor	throughout		
Flooring	Carpet	throughout except kitchen and bathroom - vinyl	
Door widths	normal	minimum throughout	
Corridor widths	none	minimum throughout except	
Smoke alarms fitted	yes		

Hall

Stair flight	Straight		
	No. treads: 14	Tread height	Tread depth
	Handrail one side		

Lounge

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

Kitchen

Worktop, hob and sink heights	88cm	respectively
Oven	Under worktop	
Oven door	Drop down	
Sink taps	Lever	
Free space between units / furniture	Spacious	
Lighting	Evenly lit / Spot lights / Lights above worktops	
Fridge	Free Standing	Normal
Freezer	Free Standing	Capacity (roughly)

Bedroom 1

Bed height floor to top of mattress	
Duvets and pillows	Synthetic
Free space between furniture	Spacious
Can bed(s) be easily moved?	yes

Bedroom 2 (optional extra accommodation)

Bed height floor to top of mattress	
Duvets and pillows	Synthetic
Free space between furniture	Spacious
Can bed(s) be easily moved?	Yes

Bathroom

Bath	Integral hand rails
Shower	Over Bath
Shower controls accessibility	chest height
Basin and bath taps	Ball shaped
Free space in bathroom	Spacious
Toilet transfer space	Possible

Outside the property	
Grounds and Gardens	
Lawn	Level
Patio	Level
Paths	Level
Exit to Garden	back door
Easy accessibility of garden	all areas

Additional Information	
<p>Mobile telephone reception in some parts of Cornwall is very patchy and may depend on your service provider. Please telephone your provider before you leave to find out likely coverage for the area to which you are going. If there is a telephone in the property you will be sent the telephone number with the directions.</p>	
Services to visitors with hearing impairment	
Telephone with	text / inductive coupler / flashing light / voice amplification / induction loop and/or infraredsystem
Services to visitors with visual impairment	
Large print information available on request	Property description / directions / booking conditions / property information

Contact Information	
<p>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</p>	

Future Plans

We are planning to provide...

We welcome your feedback to help us continuously improve. If you have any comments on this

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