

Access Statement for Merlin Apartment 1

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	Country lane
Parking area /drive	Uneven / gravel
Manoeuvrability	Good
Allocated space	Yes Well marked
Distance from entrance door	27m
Approach to entrance door	Paved / Level / Stepped path
	No. of steps: 2 Tread height: 15cm depth: 30.5cm
Distance from entrance door to reception	6m
After collection of keys	32m to external stairs

Inside the property

Main Entrance & Reception

Entrance door	Steps	No. of steps: 6	Tread height: 20cm depth: 30cm
Entrance door	Threshold height:	5cm	Door width: 87cm
Entrance into	lounge/dinner/ kitchen	Leading to rest of property	

Public Areas - General (Internal)

Contrasting décor	throughout	
Flooring	Carpet	throughout except laminate kitchen
Door widths	74cm	minimum throughout except
Corridor widths	94cm	minimum throughout except
Any steps on each storey	1 from front door into property Height: 11.5cm	
Smoke alarms fitted	Yes	

Lounge	
The Lounge is open plan with the kitchen / dining area	
Upholstered seating	Sofa / arm chairs
Seat heights	40cm / 40cm
Free space between furniture	Spacious
TV with remote control (rc)	Teletext / DVD player (+rc)

Dining room	
The Dining room is open plan with the kitchen / lounge	
Table legs	On each corner
Chairs / bench	Moveable
Free space between walls / furniture	Spacious

Kitchen	
The Kitchen is open plan with the dining area / lounge	
Worktop, hob and sink heights	93cm respectively
Oven	Under worktop
Oven door	Drop down
Sink taps	Lever
Free space between units / furniture	Spacious
Lighting	Spot lights
Fridge	Under worktop Capacity: 3.7cu.ft
Freezer	Under worktop Capacity: 0.6 cu.ft

Bathroom	
Bath	Integral hand rails
Shower	No grab rails Over bath
Shower controls accessibility	Off mixer taps
Basin and bath taps	lever
Free space in bathroom	Spacious
Toilet transfer space	Possible

Bedroom 1	
Bed height floor to top of mattress	65cm
Duvets and pillows	Synthetic
Free space between furniture	Spacious
Can bed(s) be easily moved?	No

Outside the property		
Grounds and Gardens		
Paths	Level / paved	
Exit to paved balcony	French doors	Threshold height: 17cm

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 / voice amplification	
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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