

## **Access Statement for Self-catering holiday flat** **Flat 2, Cumberland Lodge, Highcliffe**

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### **Introduction**

Flat 2 is a ground-floor apartment with its own entrance . I hope you will find all the information you need in this statement, but if you have any further queries please do ask. I will be happy to assist in any way.

### **Pre-Arrival**

There is a website with layout plan and several photos: [www.cumberlandlodge.co.uk/info](http://www.cumberlandlodge.co.uk/info)

Enquiries can be made via email, letter or phone

The nearest bus stop in the town is 50 m from the entrance.

The nearest train station is New Milton, which is 2.5 miles away.

### **Arrival & Car Parking Facilities**

Turn into Seaton Road and take the first entrance on your right; turn right on entering and park to the left-hand side, outside Flat 2.

The car park and access area to the flat is of hardcore topped with shingles/stones of various sizes which is an uneven surface.

The entrance at the front has 1 step, which is 100 mm high, 450 mm deep, 890 mm wide and the threshold of the door is 150 mm above the level of the step.

The Yale-type lock is 1m above the threshold

The door opening is 700 mm wide, 1.93 m high, is hinged on the right and opens inwards into the Lounge/Diner

### **Inside the Flat**

#### **Lounge/Diner**

The lounge/dining room is open plan and leads through to the kitchen and has a door into the twin bedroom.

Circular Table with 2 drop flaps (moveable) - legs on each corner, 620 mm from floor to lowest point of table (underspace), 1.05 m in diameter when fully opened and 700 mm high

Dining Chairs (moveable) – 4 chairs with no arms.

Flooring is short pile carpet

One 3 seater sofa and one easy chair provided both with arms.

TV provided with remote control.

#### **Twin Bedroom**

Door opening 680mm wide, 1.97 m high, hinged on the right and opening into the bedroom.

Twin single divan beds provided – 900 mm wide

Bed height 600 mm floor to top of mattress.

Sheets, duvet covers and pillow cases are polyester cotton

There is a wall mounted spot light 1.40 m high placed centrally between the twin beds, controlled by a switch below on the headboard.

Largest transfer space available to left or right of bed is 500 mm

Bed is movable if more space is required to one side

Largest free space clear of doors and furniture is 1.5 m by 1.5 m

## **Kitchen**

From the lounge/ diner into open plan Kitchen

Worktop height 900 mm.

Hob is set into worktop 900 mm high

Oven door is drop down and protrudes 450 mm when opened.

Height of lowest shelf 500 mm, can be accessed from the side

Both oven and hob are electric

Sink is 900mm high with cupboards underneath

Flooring is vinyl

Fridge sits under worktop. Highest shelf 500 mm

Portable radio/CD player.on shelf

Door opening, 630 mm wide, 1.98 m high and hinged on the left, opens from kitchen into inner passageway .

From here, there are doors to the Double bedroom on the right and the Bathroom on the left.

## **Double Bedroom**

Door opening 710 mm wide, 1.96 m high and hinged on the left, into the bedroom

Double bed 1.35 m wide

Bed height 600 mm floor to top of mattress.

Sheets, duvet covers and pillow cases are polyester cotton

There are spot lights 940 mm high placed at either end of the headboard controlled individually by a switch on the headboard.

Largest transfer space available to bed is 900 mm

Largest free space clear of doors and furniture is 1.20 m by 2.40 m

Hanging rail is 1.70m height

Drawers - highest is 600 mm

## **Bathroom**

Door opening 690 mm wide, 1.96 m high and hinged on the right, opening outwards from the bathroom into the passage.

Bath with flexible shower over

Bath rim height is 550 mm. Integral bath rails available on both sides

Grab rail 1.0 m above the base of the bath

Free space in bathroom (free of doors and furniture) is 600 mm by 1.1 m

Toilet seat height 460 mm

Space to right of toilet (as seen facing) is 330 mm, available space to the left is 150 mm

Flooring is vinyl

Push bolt lock

Light switch height 1.4 m outside the door

Shaver light over wash basin pull cord height 1.65 m

Wash basin height 800 mm