

## **Accessibility Statement for Twenty One A**

This accessibility statement does not contain personal opinions as to the suitability for those with access needs, but aims to accurately describe the facilities and services on offer for all guests/visitors.

### **Key Collection, Welcome and Car Parking**

- You will be met at the property, shown around and offered useful local knowledge to assist you in your stay.
- There is not allocated private parking with the apartment but there is limited parking to the front of the building and unlimited and unrestricted on road parking within under a 2 minute walk.

### **Entrance**

- The entrance door off the pavement is 26" wide.
- There is a small step into a communal hallway.
- The entrance is 33" wide.
- There are then 14 steps leading to a half landing, all steps are 7" high by 33" wide by 10" deep.
- The hand rail is on the right.
- There is then another 3 steps up to the entrance door to the apartment which is 31" wide.

### **Hallway**

- The hallway runs from front to rear of the apartment and is carpeted
- The hall is 36" at the most narrow point.
- There are three steps towards the rear down to gain entry to the bathroom, bedroom 2 and 3.
- The steps are 33" wide by 7" high by 12" deep.
- The hallway is lit by chandeliers.

### **Sitting Room / Lounge**

- The lounge is open plan with the kitchen and has level access and laminate flooring.
- The door to gain access is 28" wide.
- The room has a good mixture of seating with two 3 seater leather sofas and 6 stools around a breakfast bar
- The room is well lit with chandeliers as well as benefitting from natural light through a large window and a set of French doors.

## **Kitchen**

- There is level access with laminate flooring.
- The oven door drops down and the maximum height of this is 43" from the floor.
- The hob is 36" from the floor.
- The microwave is 52" from the floor.
- Work surfaces/food preparation areas are 36" from the floor.
- The cupboards containing crockery and foodstuffs are 53" from the floor.
- The height of the highest shelf in the fridge is 25" from the floor and the lowest drawer is 11" from the floor.
- The highest drawer in the freezer is 27" from the floor and the lowest drawer is 14" from the floor.
- The sink tap is a twin lever mixer tap.
- This area is lit by spotlights as well as the previously mentioned French doors.

## **Balcony**

- The step to get out onto the balcony is 10" high.
- The French doors have an opening of 26" when one is open however it is possible to open the other, leaving the opening 56" wide.
- The balcony is 41" deep.
- There is garden furniture with cushions if required.

## **Bedrooms**

- There are three bedrooms within the property.
- The first bedroom has level access with laminate flooring.
- The door is 28" wide.
- The beds are zip link 5ft King size and the configuration can be changed to singles to accommodate guests needs. The mattress heights are 26".
- Access around the bed is 20" at the most narrow point.
- Bedding materials are cotton sheets and polyester pillows and duvets.
- The colours of the walls and floor covering in all rooms are relatively neutral
- There is a good selection of storage including built in wardrobes as well as bedside tables.

- This bedroom is lit by a large window as well as chandeliers and also benefits from bedside lamps.
- Bedroom 2 is situated down the three steps mentioned previously.
- There is level access with carpet and the door is 27"
- The beds are zip link 5ft King size and the configuration can be changed to singles to accommodate guests needs. The mattress height is 26".
- Access around the bed is 15" at the most narrow point.
- Bedding materials are cotton sheets and polyester pillows and duvets.
- There is a good selection of storage including built in wardrobes, a chest of drawers as well as bedside tables.
- This bedroom is lit by a large window as well as chandeliers and also benefits from bedside lamps.
- Bedroom 3 is situated down the three steps previously mentioned.
- There is level access with carpet.
- The door is 28" wide.
- There is a set of bunk beds in this room.
- Access around the bed is 71" at the most narrow point.
- Bedding materials are cotton sheets with polyester pillows and duvets.
- There is a good selection of storage including a freestanding wardrobe as well as a chest of drawers.
- This bedroom is lit by a skylight as well as spotlights and a bedside lamp.

### **Bathroom**

- The family bathroom is situated down the three steps mentioned previously.
- There is level access and laminate flooring.
- The door is 27" wide.
- The toilet is 16.5" from the floor.
- There is a wash basin that is 36" from the floor with a single lever mixer tap.
- There is a bath with a height of 21" from the floor with a twin shower over. The bath taps are twin lever mixer.
- The bathroom is lit by a chandelier.