

RYDES HILL COTTAGE

ACCESS STATEMENT FOR SELF CATERING APARTMENT

INTRODUCTION

Our self catering flat is on the first floor (U S Second floor) of a large house. We have tried to provide as much information as possible in this statement, but if you need any further information please contact us by phone or email.

The flat is carpeted throughout and consists of:

- Two bedrooms (one double & one twin)
- Living/dining area
- Kitchen
- Bath/shower room

BEFORE ARRIVAL

- We have a comprehensive website
- Bookings and enquiries can be made by email (pjws@btinternet.com) or telephone (01483 535841)
- The nearest bus stop is outside the front gate
- The nearest railway station is 1 mile away (Guildford)
- The nearest RADAR toilet is 1 mile away (in town centre)
- The flat is non smoking and not suitable for pets.

ARRIVAL AND PARKING

- Cars may be parked in our drive or on the street

MAIN ENTRANCE

- The front door step is 8cm (3.2in) high, 53cm (21.2in) deep and 116cm (46.4in) wide.

- The front door is 63cm (25in) wide and 186cm (74in) high. There are two locks – a Chubb lock 94cm (37in) high and a Yale lock 115cm (54in) high. The door sill is 2cm (0.8in) high.
- Tiled entrance hallway with staircase on left leading up to the flat. At its narrowest point the hallway is 107cm (3ft 6in) wide and the length is 255cm (8ft 6in). From the front door recess to the wall is 193cm (6ft 4in).

STAIRCASE

- One staircase leading directly to flat and consisting of 5 straight steps 18cm (7in) high, 73cm (29in) wide and 25cm (10in) deep, 3 tapered steps as staircase turns left on to landing (77x77cm – 30x30in) and 4 more straight steps to top landing. There is a rope handrail from the bottom of the stairs to the mid-landing and wooden banisters from there to the top. A child proof gate can be fitted at the top of the stairs.

GENERAL

- From the top of the stairs the flat is on one level and all rooms are carpeted throughout with low pile honey coloured carpet – except for the kitchen which has vinyl tiles.
- The flat had gas powered central heating. A fan heater and fan are also supplied.
- There is no access to the garden

TOP LANDING

- Dimensions: 150cm (5ft) into recess x 240cm (8ft)
- Smoke alarm fitted into ceiling
- Doorways lead to main bedroom, kitchen and living area,

MAIN BEDROOM

- Door dimensions: 200x78cm (80x31in).
- Room dimensions: 3.4x3.4m (11x11ft)

- Double bed 165x137cm (66x55in). Bed height from floor to top of mattress 42cm (16.8in). Down & feather duvet; cotton mix sheets and pillow cases. Bed set into alcove with reading light both sides.
- TV with remote control
- Easy chair with arms; upright chair; 2 cupboards either side of bed;
- Long Scandinavian style shelving unit runs width of bedroom – depth 53cm (21in)
- Radiator under window
- Power point (for hair dryer etc)

SECOND BEDROOM

- Bedroom door dimensions: 140x68cm (56x27in)
- Twin bedded (one bed can be easily removed to give more space for single occupancy. Mattresses 195x90x14cm (78x36x5.6in). Height from floor 54cm (21.6cm)
- Room dimensions: 3.12m x 2.75m (10.4ft x 9ft)
- Easy chair with arms; upright chair; built-in hanging and shelving unit containing small TV with remote control.
- Ceiling slopes down towards doorway.

LIVING AREA

- Dimensions: 3.7m x 3.6m (12.3 x 12ft)
- Door dimensions: 176cm x 79cm (70in x 31.5in)
- Two cupboards – one containing tumble dryer and airing space and one containing TV with Freeview box, DVD player, CD player and shelving,
- Extendable table, 4 chairs, sofa with arms (seat height 33cm - 13in)
- Velux window
- Radiator to left of door

BATHROOM

- Bathroom door dimensions: 195cm x 66cm (78in x 26in)
- Mainly white ceramic tiles
- Bath on left – 135cm long (54in), 57cm high (22.5in), 56cm high (22.3in)
- Power shower over bath with glass folding door.
- Wash basin/vanity unit.
- Mirrored cupboard with razor strip and point light.
- Velux window

KITCHEN (FULLY EQUIPPED)

- Kitchen door dimensions: 150cm x 67cm (60in x 26.5in)
- Kitchen dimensions: 2.5 m (8.3ft) x 1.8m (6ft)
- Radiator on left; fire extinguisher on right
- Open cupboard containing micro wave and front loading washing machine.
- Work unit – height 93cm (37in), length 200cm (80in), depth 60cm (24in).
- Sink with drainer on left with mixer taps and cupboard underneath.
- Fridge
- Electric hob with fan oven underneath
- Fire extinguisher on side of unit to right of doorway

NB: All measurements are approximate and are metric with imperial equivalents in brackets.