

**Access Statement for:**  
**'Sunset', Penthouse Apartment, Number 8 Quayside**  
**Court, 4 High Street**  
**Swanage, Dorset, BH19 2NT**

**Introduction:**

8 Quayside Court is a Top (3rd) floor penthouse apartment. Access to the top floor is either via a lift at the side of the block or by a staircase via the front entrance. In the event the lift is not working the flat is not going to be accessible for people with mobility problems because of the amount of stairs.

The block itself is located in the heart of the town centre and the main beach, shops and local amenities are a short level walk away.

**Pre arrival:**

- Details of the property can be found at [www.swanage-apartments.co.uk](http://www.swanage-apartments.co.uk)
- The nearest bus stop and taxi rank can be found by the Steam Railway Station. The nearest mainline train station is at Wareham, which is approximately 12 miles from Swanage.
- Note that the property has not been adapted for disabled people in anyway, there are no hand rails and the light switches are at standard height.

**Arrival and car parking facilities:**

- A receipt containing directions and key collection arrangements are sent out to the holiday maker once full balance has been received.
- Parking for one car is available at the front of the block in the enclosed car park.
- The Car Park is level tarmac, the areas surrounding the car park are paved and the ground leading to the side entrance is rough tarmac.
- Wheelchair users will need to get out before you park in the car park and go round on to the pedestrianised parade (surface is a mixture of paving and cobble stones) and go in via the side gate to get to the private entrance (doorway 0.85 meters wide, hinged on the left) housing the lift for flats 8 and 9.

**Main Entrance and Reception:**

- The doorway is about 10cm higher than the ground level. Entrance has rough carpeting.
- The Lift (doorway is 0.79 meters wide and the interior is 1.32 meters x 1.22 meters) is approximately 8/10 cm higher again. Once in the lift use big key with plastic base to activate as per instructions.

### **Public Areas—communal (internal):**

- The Lift exits into wide corridor which is carpeted, and there are no major obstructions. The Front door of the flat (door way is 0.79 meters wide, hinged on the right) is at the end of first section of corridor on the left.

### **Apartment:**

- Enter in to entrance area which is carpeted, leading into main hallway (0.89 meters wide). Entrance hall area gives access to the three bedrooms
- Hall section gives access to lounge, kitchen and bathroom.

### **Public Areas—WC**

N/A

### **Restaurant/Dining Room, Bar and Lounges, Takeaway & Café**

N/A

### **Laundry:**

N/A—See Kitchen

### **Shop, Treatment rooms and Leisure Facilities**

N/A

### **Outdoor Facilities:**

Balcony accessed from lounge

### **Conference and Meeting Rooms, Banqueting, Clubs and Entertainment:**

N/A

### **Bedroom (1):**

- On the right as you enter the apartment (doorway 0.69 meters wide). Large double bed and built in wardrobes in bedroom.
- This room has a small en-suite shower and W.C however door is hinged on the right and

opens inwards. Hence it is probably not going to be accessible for wheel chair user as shower is behind the door

### **Bedroom (2):**

- As you enter the apartment this bedroom is behind you and to the left. The doorway is 0.69 meters wide and the door is hinged to the left. Twin beds, one bedside table in the middle of the beds and wardrobes in the room.

### **Bedroom (3):**

- This room is on the left just before you enter the hall way section. The doorway is 0.71 meters wide and hinged on the right. Twin room with wardrobes and bedside table in the middle of the beds.

### **Main Bathroom:**

- This room is located on the right just before the lounge. The door way is 0.64 meters wide and hinged on the right. As you stand in the door way, the bath is on the right, the basin is in the middle and the WC is to the left of the basin.
- There are no hand rails.

### **En-suite Shower Room:**

**NOT SUITABLE**

### **Self Catering Kitchen:**

- Due to the lay out of the kitchen cupboards the access point to the kitchen (accessed from the lounge) is only 0.33 meters wide.
- As you stand in the middle of the kitchen, the Fridge and Freezer are built in directly behind you; the microwave is on the surface to the left of the Fridge. The washing machine is in front of you under the work surface, the dishwasher is next to it, under the work surface to your right. The gas oven and hob are to you right.

### **Lounge:**

- Lounge is at the end of the hallway. The doorway is 0.71 meters wide.
- It is a lounge and dining room. There are 2 sofas, a coffee table and a dining table seating 6

people.

**Contact Information:**

- Owners details—Mr R Hearn, Quayside Developments, 7a Milburn Road, Westbourne, Bournemouth, BH4 9HJ
- For information on Swanage and The Isle of Purbeck [www.virtual—swanage.co.uk](http://www.virtual—swanage.co.uk)

This Access Statement has been produced by Miles & Son.