

## Access Statement for Apartment 16 The Priory

### Introduction

Apartment 16 The Priory is a second floor dwelling, in a large Victorian residence. In 2006, it was refurbished and modernised to a very high standard. It has been furnished also to a very high standard. It is positioned on Luccombe Road in Shanklin and is a 10 to 15 minute walk to the picturesque Shanklin Old Village. It is also a 10 to 15 minute walk to the beach. It sits in landscaped woodland grounds, with views to the sea.

The apartment has wireless broadband Internet access.

### Pre-Arrival

- We have a website, with general information, directions, availability, internal and external photos.
- Bookings / enquiries can be made from the website via a link to the letting agent online or via telephone to the letting agent.
- All guests are provided with all relevant information from the letting agent.
- This access statement is available on our website and in the 'Welcome File' in the apartment.

### Arrival & Car Parking Facilities

- The Priory has a large front parking area, with ample parking spaces for normal usage. Parking bays are not designated. It is acceptable to drive to the front entrance door to unload your car and then move it to suitable available place in the parking area.
- There are no disabled spaces.

### Main Entrance

- There are two communal entrances at the front of the block. The entrance to Apartment 16 is the one to the right, when facing the front of the building. The key for this door is issued by the agent to our guests before arrival. There is an entry-phone system to the left of the communal entrance.
- The front door is 84cm x 193cm, with the hinge on the right. The keyhole is 92cm high and the door handle 102cm high. The entrance door threshold from the parking area is 5cm high.
- The entrance door opens into the communal carpeted hallway. There is a light switch on the wall to the left.

### Public Areas - General (Internal)

- The communal hallway, staircase and landings are spacious and well lit, with ample windows and lighting.
- The hallway leads to the carpeted communal staircase.
- The staircase is 90cm wide.
- There are floor mounted fire extinguishers on all landings.

### Public Areas – WC

- Not Available

### Entrance to Apartment

- The front door is 80cm x 195cm, with the hinge on the left. The keyhole is 80cm high and the door handle 87cm high.
- The key for this door is issued by the agent to our guests before arrival.
- The front door threshold from the landing area is 2cm high and 22cm deep.
- The front door opens into the hallway. There is a light switch on the wall to the right.

### Hallway

- The hallway has a solid hardwood floor and has doorways to the living area, bedrooms, bathroom, and cupboards.
- One cupboard houses the fuse box, coat hooks and a shoe rack.
- The second cupboard houses the boiler and cleaning / utility items, including a vacuum cleaner.
- The entry-phone system is mounted on the wall in the hallway.

### Living Area

- The main living area combines the lounge, dining area and a fully equipped kitchen.
- The living area has a solid hardwood floor with non slip floor tiles at the kitchen area.
- The lounge area has two 2-seater sofas and a nest of solid oak tables.
- There is a wall mounted LCD TV and DVD / CD player with remote controls.
- The dining area has a solid oak table (size 80cm wide x 160cm long x 74cm high). There are 4 oak dining chairs available.

### Laundry

- There is a front loading washing machine available in the kitchen area. A drying rack is in the utility cupboard in the hallway.

### Shop

- Not applicable.

### Treatment room/s

- Not applicable.

### Leisure Facilities

- The apartment has Wireless Broadband Internet Access. Full instructions are provided in the appliance manual folder.

### Outdoor Facilities

- Sliding patio doors from the living area lead to the timber decked balcony, with a spectacular sea view.
- The patio door threshold is 13cm high.
- The balcony is 230cm wide and 160cm deep.
- On the balcony is garden furniture - a table and 2 chairs.
- The priory is set in landscaped grounds, which can be accessed from the parking area.
- The grounds are sloping, with gravel pathways.

### Conference & Meeting Rooms, Banqueting, Clubs, Entertainment

- Not Applicable.

## Bedroom 1

- Bedroom 1 has a green short pile carpeted.
- There is a king size bed with a faux leather headboard.
- There is a mattress protector, non feather pillows and quilt.
- There is a double wardrobe, 2 bedside cabinets a chest of drawers and large mirror.
- There is an alarm clock.

## Bedroom 2

- Bedroom 2 has a green short pile carpeted.
- There are 2 single beds with headboards.
- There are mattress protectors, non feather pillows and quilts.
- There is a tall chest of drawers and 2 tray tables.

## Bathroom & shower-room

- The door is 66cm wide by 196cm high.
- The door locks from the inside.
- The toilet seat is 44cm high - the space to the right is 13cm and to the left 10cm.
- The sink height is 84cm.
- The bath is 56cm high, with the electric power shower over the bath.
- The room also has a wall mounted heated towel rail.
- The floor surface is non slip ceramic tiles.

## Self-Catering Kitchen

- The kitchen is fully equipped with ample storage cupboards, stainless steel sink, washing machine, dishwasher, electric oven, gas hob, extractor, and fridge freezer.
- The surfaces are granite and 60cm deep.
- Microwave, toaster, kettle and large bin are provided.
- The kitchen is fully equipped with crockery, cutlery glasses and cups etc.
- The oven door is 55cm high and the main oven door shelf is 78cm high. The hob is at worktop level, with the extractor over.
- The fridge freezer is freestanding with highest shelf being 158 cm high.
- The kitchen units are lit by two separate sets of spotlights. There is one set of ceiling spotlights.
- The flooring is non slip ceramic tiles.
- On the work surface in the kitchen area is the 'Welcome Pack' which has all details about the apartment within it. A folder containing all the appliance manuals is also provided.

### Additional Information

- Pets are not permitted.
- The premises are strictly non smoking.

### Contact Information

- Address: Mr B C Sears. 60 Iberian Way, Camberley, Surrey, GU15 1LY.
- Telephone: 07711 807293
- Email: [barry@professional-wealthcare.co.uk](mailto:barry@professional-wealthcare.co.uk)
- Website: <http://www.shanklin-priory.co.uk>
- Hours of operation: open all year.
- Emergency number: 07711 807293

### Future Plans

- See website for updates.