

**LAURA'S LOFT APARTMENT/ COTTAGE - Access Statement**

- Laura's Loft is an apartment/cottage on the first floor, accessed via its own private front door and staircase. It is suitable for up to two people sharing.
- Photographs and a short film of all the rooms is available on our website at :- [www.greethamretreat.co.uk/cottages-lauras-loft](http://www.greethamretreat.co.uk/cottages-lauras-loft)

**Main Entrance**

- The entrance door is located off the paved courtyard area being about 25 metres from the parking areas.
- The front door is 79cm wide x 198cm high, is outward opening with the hinge on the right. The keyhole is at 98cm and the lever handle is at 105cm high. An external movement sensor light is above this door which operates at night. An automatic door closer is fixed to this door.
- This cottage has a 17cm step up and onto the wooden front door threshold from the outside. The internal floor in the lobby is 3cm lower than the door threshold itself.
- The front door opens onto a small lobby with a floor area of 75cm x 92cm. The staircase is straight and leads up from this lobby. There are light switches for the this staircase lights on the left wall inside the front door, 113cm high. There is a non slip mat on top of slip resistant ceramic tiles in the lobby which are dark grey coloured.
- There are 13 steps on the staircase which led to the upstairs landing point. The steps/treads are 70cm wide x 25cm deep and 20cm high.
- The stairwell is 96cm wide with a continuous handrail fixed on the right hand wall at a height of 90cm.
- The top landing (upstairs) is 140cm x 80cm. A door to the left leads into the living area and the door to the right leads to the bedroom.
- A light switch is on the wall at 115 high opposite the top of the stairs.
- The stairs and top landing are carpeted in brown short pile wool mix carpet.

## **Dining Room, Lounge & Self Catering Kitchen**

- The door is off the top landing on the left. It opens into the room and is hinged on the left. The door is 71cm wide x 197cms high. The lever handle is 86cm high.
- On the wall inside and to the right of the door are several switches/controls, from top to bottom, the central heating thermostatic control at 142 high, the kitchen work surface light switch at 114 high and the main room light switch at 105cm high.
- The living area consists of a combined open plan dining room, lounge and kitchen.
- The main flooring is light oak wood but the kitchen area has dark grey slip resistant ceramic tiles which contrast.
- At the far end of the room on the right side is a 2 seater sofa and sofa chair set at 90 degrees, a mother and child reading lamp. In front of the sofas is a square oak coffee table.
- There is a wall mounted TV has teletext and subtitle functions, plus a remote control. There is also a CD player/radio.
- Opposite the kitchen area on the right is the dining area. The oak dining table is 70cm square and 76cm high. 2 dining chairs have padded seats and backs, the seats being 48cm high.
- All the above mentioned furniture is moveable.
- The self catering kitchen is L shaped and to the left of the door.
- The work surface is 91cm high and 60cm deep. The sink and ceramic hob are also at 91cm high. The mixer tap has lever type controls. Above the hob is an extractor unit. A microwave is available.
- Catering standard crockery and cookware is provided in the cupboards beneath the work surfaces.
- The electric fan oven is located below the hob. The oven door handle is 70cm high. This drop down door gives access to the oven and grill, the grill tray is 63cm high and the main oven shelf is 45cm high.
- The integral fridge is under the work surface and hinged on the right with a 4\* ice compartment at 75cm high and main shelf at 45cm high.

- The integral dishwasher has a drop down door, the handle being 80cm high.
- The kitchen has work surface lighting.
- On the left hand end of the kitchen units, next to the room's door is a fire extinguisher 70cm high. The fire blanket is on the wall above the light switches and is 175cm high.
- This room has sloping ceilings being 235cm high in the centre and 125cm at the sides.

## **Bedroom**

- The bedroom door opens into the bedroom off the landing; it's hinged on the left, and is 69cm wide x 195cm high. The handle is 87cm high.
- It is carpeted with a brown coloured short pile wool mix carpet.
- The bedroom has a double divan bed which is 4ft 6in wide and 62cm high, the space to the left side is 50cm and right side is 60cm.
- All bedding is percale with non feather pillows and quilt.
- The main bedroom light has a switch on the wall, 114cm high by the door on the left from the inside.
- There are two bedside lamps available at the sides of the bed on top of oak bedside cabinets.
- Built in wardrobe with hinged doors is located behind the bedroom door to the left. This has hanging space and several low and higher level shelves for clothes storage.
- The bedroom has sloping ceilings being 235cm high in the centre and 125cm at the sides.

## **Bathroom**

- This is accessed off the bedroom being en-suite; the door is at the foot of the bed. The light switch is on the outside, on the left of the door and is 112cm high.
- The door is bi-fold hinged on the right. It is 68cm wide & 197cm high. When opened this doorway is 57cm wide. The handle is 86 cm high.
- The toilet seat is 41 cm high distance to the right is 13cm and to the left is 15cm. The sink is a semi pedestal type, 77cm high and

has a single lever mixer tap. The free floor area is 120cm x 75cm.

- The whirlpool bath is 60cm high, 167cm long x 75cm wide with a two lever mixer tap and shower attachment fitted on the wall side centrally.
- The floor surface is dark grey slip resistant ceramic tiles. The walls are covered in beige ceramic tiles up to a height of 113cm.
- The bathroom has a sloping ceiling similar to the bedrooms.

### **Additional Information**

- A welcome pack/guest information folder in dyslexia friendly font that includes folders containing all the electrical appliances manufacturers' instruction leaflets is available in this cottage.
- Emergency lighting is installed in the living area and on the stairs within this cottage.
- Pets are not normally permitted in this cottage.