



Cornish
holiday cottage

HARBOUR REACH

ACCESS STATEMENT

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HARBOUR REACH, 1 LONG STORE, STATION ROAD, PADSTOW, PL28 8DB

Introduction

A lower ground floor apartment accessed by external stairs or a lift, with level accommodation once inside.

Key Collection & Parking

There is a key box at the property for access, the code will be provided within the pre-arrival email.

There is one allocated parking space in the grounds, a short level paved walk to the building entrance for the lift, or to the external staircase if entering at the lower ground approach.

The Property

External Approach & Entrance

- Level entry doors from the parking area if using lift, or 19 steps with hand rail down to lower ground floor entrance, again level entry door – both 0.86m wide.
- Apartment front door width 0.7m.

Hall/ Communal area

- Internal door widths approximately 0.66m
- Neutral décor throughout
- Spotlighting and lamps throughout.
- Karndean flooring to hall, bathroom and living areas, carpet to bedrooms.

Living Area

- Open plan room
- Door to garden width 1.13m with a 3.5cm lip to patio.
- Sofa and armchair, seat heights 35cm. The furniture is not fixed in position.
- There is a flat screen TV with a remote control.

Dining Area

- Dining table height – 65cm. Two pillar legs at each end, four chairs, chair height 38cm

Kitchen

- Oven door, drop down, 1.07m handle height.
- Worktop and sink height, 78cm.
- Neutral worktops and unit.
- Ceiling spotlights, worktop lighting, cooker hood lighting.
- Washer dryer in utility cupboard.

Bedroom 1

- King size bedroom, bed width 150cm, height floor to top of mattress 51cm, feather duvet, synthetic pillows.
- Spotlights and bedside lamps.

Bedroom 2

- Twin room, single beds measuring 90cm, height of mattresses 46cm, feather duvets and synthetic pillows.
- Bed width 6ft, height floor to top of mattress 70cm, synthetic duvet, feather pillows.
- Spotlights and bedside lamps.

Shower Room, En-suite

- Step up of 7cm into shower enclosure.
- Shower controls height 80cm
- There are no grab rails in the shower room.
- Transfer space.
- Grey tiling

Bathroom

- Bath height 44cm, controls at 55cm. Shower over.
- There are no grab rails in the shower room.
- Transfer space.
- Grey tiling

Garden

- Level paving and lawn area accessed from living area or side gate to external steps from parking area.

Additional Information

Smoking is not permitted on the premises. Dogs are not permitted. The property is suitable for children, children should not be unattended.

All measurements are approximate. We aim to be as comprehensive as possible, but we cannot advise on the suitability of the property to suit your party. It is advised that you make your own specific needs known to Cornish Holiday Cottage.

Please read this statement in conjunction with the property descriptions and photographs.

A guide of the general local area can also be found within the property information link within the pre-arrival email.

Contact Us

Cornish Holiday Cottage is brought to you by Cornwall Estates (Padstow) Limited.

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