

## **ACCESS STATEMENT - OAKLEAF**

The following information follows the format of the NAS survey in part. Measurements are given as a guide. If any further information is required, please do not hesitate to ask.

### **Arrival & Parking**

Turning into the cottage driveway which is gravelled you can park outside the front door of each cottage to load and unload.

To enter the cottages:

Oakleaf has two steps down and then one step up into the cottage.

### **General**

The first floor windows are 400mm from the floor and have restrictors on the opening light. These can be detached in the event of fire.

All bedroom furniture and kitchen door handles are knobs.

All taps are lever type for ease of use.

All televisions are fixed on adjustable wall brackets. TV's and DVD's have remote controls.

The fire alarms have audio sirens.

Front door 720mm wide with a ½" threshold bar, opening right, into the hallway with walk off matting 1 metre wide, leading into the lounge which is carpeted.

Kitchen has slip resistant vinyl flooring.

Stairs and first floor bedroom are carpeted.

First floor bathroom has slip resistant vinyl flooring.

Twelve stairs have a height of 201mm, 260mm deep and staircase is 790mm wide.

Banister rail at one side 900mm high, mop rail 850mm high on the opposite side. Stairs are closed in.

## **Kitchen**

Kitchen is open plan “L” shape. Worktops 920mm high.

Wall and base cupboards. Under counter fridge with small freezer section.

Oven and hob are built in, under and in the worktop. The oven door drops down 350mm.

Kettle and microwave on the worktop. Toaster in cupboard.

## **Lounge/Dining Area**

Three seater settee and one chair. Seats are 500mm high. Settee opens out to provide double bed 520mm high.

Separate dining area with table and four chairs. Chairs are 550mm high including seat cushions.

Corner cupboard unit in dining area for crockery, glasses etc.

Coffee table 920mm x 600mm x 450mm high.

## **First Floor Bedroom**

Bedroom contains metal frame king size bed 760mm high, wardrobe, five drawer unit 1120mm high, with mirror above and two bedside cabinets 615mm high.

Cupboard containing the immersion heater tank, safe, bedding and pillows for use with the sofa bed.

## **Bathroom**

Bathroom door 720mm wide, opens right into the bathroom.

Separate shower above the bath with a sliding rail and soap dish fitted onto the rail.

Bath side is 560mm high.

Non slip mat is provided upon request.

Washbasin 800mm high has lever taps.

WC 430mm high.

An over basin light with razor point above a mirror is fitted.