

ACCESS GUIDE

Property Name: Almond Apartment, Orchard Country Apartments, Beadnell

Description: Single storey ground floor apartment.

A stepped entrance and step in shower make the apartment **unsuitable** for wheelchair or ambulant disabled use.

Arrival and car parking

- There is gravel surfaced car parking in front of the buildings. This is free for use of guests with one

car parking space available for the use of Almond Apartment.

- The car parking spaces slope away from the buildings, with a step up to a paved area immediately

in front of the building.

- There are a further two steps up from the paved area to the front door of Almond Apartment.

- There are no colour contrasts to the pavement or step edges.

Main entrance

- Almond Apartment is located to the far end of the Orchard Country Apartments.

- The property has a single standard width entrance door which is two steps up from the paved

area in front of the building. There is not a handrail to the stepped entrance.

- The door has a keyed cylinder lock, with the key stored in a key safe on the wall adjacent the

door.

- There is an external light to the left of the entrance door which is motion sensor operated.

Living space

- The living space is accessed directly from the front door, with a large door mat immediately on

entering the apartment.

- The remainder of the Living space is carpeted, with good space between the furniture, although

not sufficient for wheelchair use. The furniture can be moved; although it should not be moved by

guests for reasons of the health and safety of the guests.

Dining and Kitchen space

- The dining and kitchen space are an extension of the open plan living area, separated by a change

in floor finish and breakfast bar to one end of the kitchen.

- The kitchen and dining area has a tiled floor finish.

- The dining table and four chairs are moveable, although for safety reasons the dining table should

not be moved by guests.

- The kitchen units are standard height. There are no wall units. Crockery and kitchen pans and

utensils are stored at low level within cupboards.

- There is a built in low level fridge with small freezer compartment, dishwasher, oven and worktop

hob with cooker hood over and freestanding microwave.

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Bedroom

- Beyond the kitchen and dining area a standard width door provides access to the bedroom and

ensuite bathroom. The door is not lockable.

- The bedroom is carpeted with a central double bed with drawer units both sides and a wardrobe

opposite. There is good space around the bed.

Bathroom

- The bathroom is ensuite to the bedroom, accessed via a standard width door. The bathroom is

tiled with built in WC, wash hand basin and step in shower. The bathroom is **not** suitable for wheelchair or ambulant disabled use.

Heating, lighting and services

- The apartment is heated by radiators from an electric hot water boiler. The heating is pre-set to

come on and heat to temperature. The controller allows for raising and lowering of the set temperature for short periods. Details can be found in the information folder provided.

- There is wifi and broadband available for use by guests, although the mobile phone signal is poor

even outside the property.

- There are easily accessible low level sockets available in all spaces other than the bathroom.

- The lighting uses low energy or LED bulbs. For safety reasons we would ask guests not to attempt

to replace bulbs but leave a note for the housekeeping team.

Outdoor and other facilities

- There is a small paved area immediately in front of the apartment. This is a communal space as it

links with the level path down the side of the apartment to the laundry at the far end (see below).

- Neither the paved area or pathway are suitable for the visually impaired. Care should be taken in

wet or cold weather as the paving can also get greasy and/or icy.

- There is a small bench against the external wall of the apartment provided for use of guests of

Almond Apartment. Communal tables and chairs are also provided for use of guests in the paved

communal areas between the main apartment blocks.

- There is general outdoor lighting across the site and an external light adjacent the door to the

apartment with motion sensor activation.

- There is a communal laundry available for use by guests at the far end of the apartment, with a

step up into the entrance. The laundry had a sink and worktop as well as a washing machine and

tumble dryer. A large ironing board is also available.

Nearby amenities

- Details of nearby amenities including bus timetables, shops, pubs, cafes, petrol stations are available within the information folder provided in the apartment.