

Access Statement for Flat 8, Sandringham Court

Introduction

Our self-catering ground floor flat is situated in the centre of a modern purpose built block which is approximately twenty years old. Sandringham Court is located in the High Street and is close to the beach, town centre and open countryside (all approximately 8-10 minutes walk). As the High Street has an uphill gradient from the beach and town centre the flat may be unsuitable for those visitors using wheelchairs or with restricted mobility.

This statement gives you an indication of its facilities, but you are welcome to contact us if you have any queries or require any clarification.

Pre-Arrival

Our website gives a full description of the flat and shows numerous colour photographs of the interior layout.

Bookings can be made direct with ourselves by mail or phone (Tel no. 020 8948 4991) or via Wyke Holiday Properties Ltd (Tel no. 01929 422776). All guests are provided with written directions to the flat and other useful information.

Swanage is approximately 2 ½ - 3 hours drive from London via the M3 and M27 and is approximately 20 miles from Poole and Bournemouth. It is situated on the picturesque Isle of Purbeck from part of the World Heritage Jurassic Coast with its award winning beaches.

National Express Coaches (with connections from Victoria/London, Hammersmith/London and Heathrow Airport) run a direct service to Swanage which terminates at Swanage Steam Railway Station.

The nearest mainline British Rail station (with services from Waterloo) is Wareham, approximately 10 miles from Swanage and has connections from Southampton and Bournemouth for those guests travelling from other parts of the country.

A regular bus service (No. 40) runs from outside Wareham Railway Station to Swanage but the local taxi company (Swanage Associated Taxis, Tel. no. 01929 421122) are happy to meet you by prior arrangement on your arrival at the station. They are very reliable and all know Sandringham Court as the permanent residents use this company regularly. The current fare from Wareham to Swanage is £25.

There are two well stocked supermarkets in Swanage – ‘The Co-Operative’ and ‘Budgens’, both situated close to the Steam Railway and approximately 8-10 minutes walk from the flat.

‘Arkwrights’ is the nearest convenience shop approximately 200 metres from the flat. They offer fresh milk, newspapers and basic supplies, opening early and closing late.

There is a letterbox situated outside this shop and a public telephone box opposite.

Arrival and Parking facilities

The keys to the property will be sent out directly to you in the post prior to your arrival, together with fully illustrated directions to the flat.

There is a small parking bay opposite Sandringham Court suitable for short term parking, especially dropping off or picking up passengers or luggage but this can get busy in the summer months.

The reserved under-cover parking for one car is at the top of Argyle Road which you will find by continuing along the High Street, past the British Legion for about 100 metres, take the first right into Court Hill then right again into Hanbury Road then right again into Argyle Road. The allocated parking space is marked on the pillar and situated directly under the flat. Please remember to replace the chain across the entrance using the padlock key provided to secure the private parking and prevent unauthorised parking.

Pedestrian access is via the sloped path at the side of Sandringham Court leading from the High Street directly to Argyle Road. It is unsuitable for wheelchairs or people with restricted mobility.

The entrance to the flat is five steps down from the street level. Each concrete step has a 17cm drop and there are metal handrails on both sides of the steps.

The front door of the main block has a 12 ½ cm step into the communal lobby. The lighting for this lobby is time controlled automatically. The entrance to our flat is 80cm x 176cm with the door hinged on the right. The keyhole is 95cm high. The threshold to our front door is 4cm. There is an entry-phone system to the block of flats.

Hallway

Inside the hallway a smoke alarm and fire extinguisher are fitted. The hallway is 94cm wide and 3.8m long to the doorway leading into the lounge area.

The hallway then has a left angled turn which is 102cm wide and 3.2m long and leads to the kitchen door.

Lounge/Dining Room

The door is 71cm x 195cm.

The carpet is light green and 80% wool (loop pile).

There is a 3 seater sofa and a separate high backed armchair. Both have small tables with reading lamps adjacent to them and there is an additional 'mother and child' free standing reading lamp and a low based coffee table.

The colour television with inbuilt Freeview incorporates a DVD player. All are operated by remote controls. A DAB radio/CD player is situated in the bookcase.

A selection of DVDs, CDs, books and games are provided for guest's use and are all found in the book case and footstool.

In the bay window area there is a solid pine round dining table which has two drop leaves (maximum size 146cm wide and 77cm high) and two dining chairs (two additional chairs are situated in the bedrooms).

Kitchen

The door is 63cmx195cm and is hinged on the right.

The work surfaces are 92cm high and 60cm deep. The electric hob is also 92cm high. The top oven/grill door is 80cm high and the main oven shelf is 26cm high. Above the hob is an extractor hood.

A microwave oven is also available.

The fridge/freezer is free standing (next to the cooker) with the highest shelf 106cm.

The dishwasher and washing machine/tumble dryer are situated under the work surface.

The kitchen is evenly lit by an overhead rack of spotlights with additional under cupboard lighting also available.

Crockery and cooking utensils are provided in drawers beneath the work surface. Pots and pans etc are kept in the cupboards under the work surfaces. Plates, glasses and cups etc are kept in the wall cupboards.

A fire blanket is wall mounted next to the kitchen entrance and a carbon monoxide alarm is fitted above the wall units.

The floor is non-slip ceramic tiles.

Bathroom

The door is 65cmx195cm and is hinged on the right.

The toilet seat is 43cm high. The distance to the left of the toilet is 15cm and the distance to the right of the toilet is 21cm. The sink height is 75cm. The bath height is 50cm, length 165cm and width is 68cm. There is an electric power shower fitted over the bath with a glass shower screen.

The walls are fully tiled and the floor is tiled with complimentary ceramic tiles.

Bedroom 1

The door is 64cmx195cm and is hinged on the left.

The carpet is light green and 80% wool (loop pile).

There is a double bed 138cm wide and the height to the top of the mattress is 60cm. The space available to the left of the bed is 80cm and 55cm to the right.

All the bed linen and pillow, mattress and duvet protectors are 50% cotton, 50% polyester.

All pillows and duvets are non-allergenic hollow fibre.

There is a ceiling light fitted with additional reading lamps on bedside tables either side of the bed.

Bedroom 2

The door is 64cmx195cm and is hinged on the left.

The carpet is light green and 80% wool (loop pile).

There are two, twin, single beds each 90cm wide and the height to the top of the mattress is 60cm.

The space between the beds is 55cm.

All bed linen and pillow, mattress and duvet protectors are 50% cotton, 50% polyester.

All pillows and duvets are non-allergenic hollow fibre.

There is a central ceiling light fitting and an additional reading lamp on a bedside cupboard between the two beds.

Additional Information

Information booklets/instructions on the electrical appliances are kept in the silver folder situated in the bookcase in the lounge. Further information regarding refuse collection, local doctors/dentists, shopping facilities and contact details are displayed on the kitchen notice board,

Leaflets and information on places of local interest are kept in the wicker basket on the small pine table in the lounge.

The flat has central heating (all rooms have radiators) which is available for guests' use at all times and controlled by the thermostat situated in the lounge.

There are additional electric heaters and throws/blankets/duvet available in the wardrobes should there be a 'big freeze'.

Contact Information

The address of the property:

Flat 8
Sandringham Court
140 High Street
Swanage
Dorset
BH19 2PA

Owners:

Ian & Hilary Hyde
20 Willow Bank
Ham
Richmond
Surrey
TW10 7QX

Local Carer:

Sally West
Mobile: 07975 959168

In the unfortunate event of any difficulties during your stay, please contact us without delay. We have found problems are rapidly resolved by a quick call which may simply require an explanation on how something works or where to find something. In the unlikely event of a more serious problem, we have a network of local trustworthy trades folk who have their own keys to the property and can come and resolve any issues without disturbing your holiday plans.

The premises are strictly Non-Smoking and no pets are permitted. No children under seven are permitted to stay in the property and no more than two children may stay in the property.

The flat is available all year including Christmas and New Year.