

ACCESSIBILITY STATEMENT

Magnolia House, 1 Angel Mews

Introduction

This is a 3 bedroom property located newly built private mews development within 5 minute walking distance of Poole Quay. The property is self-catering.

We have tried to provide as much information as possible in this statement, if you have any queries please do call. We look forward to welcoming you.

Pre-Arrival

- We have a website providing details of the property.
- Enquiries / Bookings can be made via email, fax or telephone (our lines are open until 10pm everyday). Bookings may also be made 24 hours online via our website.
- The nearest bus stop to the property is located in New Orchard (at the end of the street).
- The nearest train station is Poole and is approximately 15 minutes walk from the property. There are accessible taxis at the station.
- We can arrange for shopping to be accepted on your behalf prior to your arrival for a nominal fee.

Car Parking Facilities

- There is one parking space located in the car port to the side of the property.
- The parking area is paved.

Entrance Doorway

- The front entrance has no steps.
- The house door is 85cm wide inwards opening to the open plan living area.
- There is a threshold of 5cm width by 3cm depth when entering the house.
- The key holes are 90cm and 133cm high from the floor.
- The property can be identified by a no. 1 at the top of the blue door.

Inside the Property - Ground Floor

Dining Room & Living Room

- Door width is 85cm directly from the outside.
- Style – the dining room and living room are open plan style together with the kitchen.
- Dining Table - the shape of the table is oblong – the legs are cross-over at the sides. There is 76cm between the floor and the lowest part of table (underspace). The table is 1.8 metres long, 0.9 metres wide and 76cm high
- Free space between table and walls is at least 180cm wide by 95cm at the ends.
- There are 6 chairs (moveable) in cream leather style with back and seat padding and no arms.
- Sofa – L-shaped with an arm at one end only. Height of seat is 40cm from ground.
- Flooring is wooden laminate.
- Television – flatscreen TV with remote control located on shelf on the wall. Also available is a DVD/CD/Blue Ray.

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Kitchen

- Open plan from living area.
- Worktop height is 85cm.
- Sink is 90cm high with cupboards underneath. 1.5 x bowl, drainer is to the right side.
- Oven door is drop down, height of lowest shelf is 45cm and the highest shelf is 65cm.
- Hob is 90cm high.
- Fridge and separate freezer, highest shelf in fridge 68cm.
- Flooring is wooden laminate.
- Free space – 53cm between dining table and kitchen worksurfaces. In the kitchen area at least 128cm x 145cm free space area between units.
- Lights - evenly lit kitchen with 4 recessed spotlights.
- Decor - good contrast between floor, cupboards and other surfaces. Cupboards are cream, glass splashback is pale blue glass. Worksurfaces are beach (same as floor colour).

Hallway / Entrance Lobby

- Doorway to hall.
- Free space – widest part is 190cm.

Cloakroom / Toilet

- Door with is 80cm.
- Free space (free of doors and furniture) is 130cm wide by 80cm long.
- Toilet seat height is 40cm.

Staircase up to 1st floor

- Stairway leading upwards. 13 steps to top, the last 3 wrap around the corner.
- Steps are approximately 25cm deep, 80cm wide and 20cm high.
- The stairs are carpeted.

Inside the Property - First Floor

Hallway

- In a clockwise direction (from the top of the stairway) there are doors to – bathroom, bedroom 3, bedroom 2, cupboard, bedroom 1, utility cupboard.
- Floor is carpeted.

Bedroom (bedroom 1)

- Door width 80cm.
- Bed - kingsize Double bed – 5 ft 6 ins.
- Bed height 70cm floor to top mattress.
- Duvets and Pillows are provided – please ask if you have any specific requirements.
- Sheets, duvet cover and pillow cases are 100% cotton.
- Transfer space - largest transfer space available to right of bed is 147cm.
- Free space - the largest freespace clear of doors and furniture is 260cm by 147cm.
- TV fixed to wall.
- Door to ensuite bathroom.

Ensuite Bathroom (for bedroom 1)

- Door width 80cm
- Free space - in bathroom (free of doors and furniture) is 163cm by 166cm (with door shut).
- Shower – walk-in style with one step up height 25cm. Curved corner shower 100cm across maximum width, door width to enter is 54cm.
- Toilet seat height is 40cm.
- Floor is carpet.
- Decor - good colour contrast between floor, walls and furniture. Tiles are white, bathroom suite is white.
- Washbasin has space under (no pipes or vanity unit) and is 80cm high.
- Release mechanism on outside of locked door.

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Bedroom (bedroom 2)

- Door width 80cm.
- Bed - Double bed – 140cm
- Bed height 70cm floor to top mattress.
- Duvets and Pillows are provided – please ask if you have any specific requirements.
- Sheets, duvet cover and pillow cases are 100% cotton.
- Transfer space - largest transfer space available to left of bed is 90cm.
- Free space - the largest freespace clear of doors and furniture is 90cm by 195cm.
- TV with remote control fitted to wall.

Bedroom (bedroom 3)

- Door width 80cm.
- Bed - Double bed – 140cm
- Bed height 50cm floor to top mattress.
- Duvets and Pillows are provided – please ask if you have any specific requirements.
- Sheets, duvet cover and pillow cases are 100% cotton.
- Transfer space - largest transfer space available to right of bed is 65cm.
- Free space - the largest freespace clear of doors and furniture is 130cm by 157cm (with 40cm gap to get through to this free space).
- TV with remote control fitted to wall.

Family Bathroom

- Door width 80cm
- Free space - in bathroom (free of doors and furniture) is 140cm by 145cm (when door is closed).
- Bath – height of bath is 55cm. Handrails are fitted midway along the edge of the bath.
- Toilet seat height is 40cm.
- Floor is carpeted.
- Decor - good colour contrast between floor, walls and furniture. Tiles are white, bathroom suite is white, carpet is beige.
- Washbasin is 80cm high and has space under (no pipes or vanity unit).
- Release mechanism on outside of locked door.

Additional Info

Laundry Facilities

- A washing machine and tumble dryer are located in the cupboards on the first floor landing.
- The appliances are of standard size for residential properties and are front loading.

Outside – grounds and gardens

- No outside garden space.

Additional Information

- There is a Visitor Guide & Local Guide in the property.
- Good mobile phone reception.
- Fire Notice procedures are posted on the rear of the front door in the property in case of emergency.
- The property is non-smoking.
- Pets permitted by prior arrangement.

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Contact Information

- Quay Holidays, Orchard Plaza, 41 High Street, Poole, Dorset BH15 1HH
- Telephone: 01202-683333
- Fax: 01202-684444
- Email: stay@quayholidays.co.uk
- Website: www.quayholidays.co.uk
- Office Hours of Operation: 9:30am – 6:00pm everyday (closes 4pm Sundays)
- Telephone Hours of Operation - Lines Open 7 days a week from 9:30am to 10:00pm

Useful Contacts:

- Adult Social Services (Carer): 01202-633902
- Shopmobility Poole: 01202-661770
- Coach – National Express: 08750-808080
- Poole Train Station – National Rail Network: 08457-484950
- Bus – Wiltshire & Dorset Bus Services: 01202-673555

We welcome your feedback to help us continuously improve our services – if you have any comments please let us know by phoning 01202-683333 or emailing us at stay@quayholidays.co.uk