

## ACCESSIBILITY STATEMENT

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### Sunseeker, 82 Dolphin Quays

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#### **Introduction**

This is a 2 bedroom property located in a purpose built apartment block located directly on Poole Quay. 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 (lines open until 10pm everyday)
- The nearest bus stop to the property is located approximately 750 metres from the entrance.
- The nearest train station is Poole and is approximately 0.75 miles distance 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 spaces located in the developments own secure parking block. There is level covered access from the parking block to the apartment front door (using lifts).
- The parking area is levelled concrete, flat and even.
- There is no street parking.

#### **Communal Entrance and Areas**

- The front entrance has no steps. There is a choice of two entrance doors, both 115cm wide.
- There is a threshold of 60mm when entering the apartment block.
- The entrance door may be opened by presenting the swipe card to the control panel outside the door which is 150cm from the ground.
- Inside the lobby area is spacious with security front desk reception facility. Access to 2 lifts and stairways.
- Hallway leading to this property is 240cm narrowing to 130cm
- The decor in the communal area is contrasting colours for skirting, carpet and doors.
- The floor is tiled on the ground floor and carpeted on the upper level corridors throughout with short pile carpet.
- The lift doors are 90cm wide, the internal area 2.3 by .94 metres. It has visual and audio floor indicators. There is an emergency intercom fitted.
- The staircase is 2 flights to the first floor which leads to the mezzanine level.
- The stairs are 19cm high, 26cm deep and 120cm wide. They have hand rails on the right hand side.

#### **Entrance Doorways**

- The front entrance has no steps. There is no hand rail.
- The apartment door is 90cm wide inwards opening into the apartment. It is a fire door so is heavy and has an assisted closer. There is a threshold of 200mm when entering the apartment.
- The key hole is 92cm high.
- The property can be identified by a stainless steel number affixed to the wall adjacent to the front door.

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## Hallway / Entrance Lobby

- Access from the front entrance door.
- Free space - inside the front door the hallway is approximately 140cm wide by 950cm long.
- In a clockwise direction (from the front door) there are doors to – utility room, family bathroom, master bedroom with en suite, second bedroom, lounge / diner / kitchen.
- Flooring is laminate.
- Smoke alarm is fitted.

## Kitchen

- Door with is 82cm.
- Worktop height is 90cm.
- Sink is 90cm high with cupboards underneath.
- Oven door is drop down, height of lowest shelf is 70cm metres.
- Hob is 92cm high.
- Fridge freezer highest shelf in fridge 170cm.
- Flooring is tiled.
- Free space - at least 150cm wide by 220cm free space between all furniture and worktops .
- Lights - evenly lit kitchen with scattered spotlights and under unit lighting above work surfaces where required.
- Smoke alarm is fitted.

## Dining area & Living area

- Double doors - width is 76cm each.
- Style – the dining room and living room are open plan style, along with the kitchen.
- Dining Table - the shape of the table is oblong – the legs are central. There is 75cm between the floor and the lowest part of table (underspace). The table is 167cm by 106cm.
- Free space between table and walls is at least 40cm wide by 80cm at the ends.
- There are 6 chairs (moveable) each with seat padding and no arms.
- Sofa – large fabric corner sofa with chaise lounge and 3 seater sofa with arms.
- Flooring is laminate.
- Television – 54” flatscreen 3D TV with remote control fixed directly to the wall. Also available is a DVD player located in the cupboard by the side of the TV.
- Patio doors – 118cm wide with small lip of 16cm deep and a step down of 18cm deep onto balcony.

## Balcony (off of Living area)

- Doors – there is one sliding room. The door is glazed, sideways opening and is 118cm wide.
- Threshold - there is a 16cm threshold onto the balcony. There is no hand rail
- The balcony area is approximate 90cm wide and 360cm long.
- The key hole is 110cm high.
- Ballustrade – the balcony has a glass and steel ballustrading, height 110cm.

## Bedroom (bedroom 1)

- Door width 82cm.
- Bed - kingsize bed.
- Bed height 60cm 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 or right of bed is 190cm.
- Free space - the largest freespace clear of doors and furniture is 190cm by 220cm.
- TV with remote control.
- Telephone facility provided - please note it is mains operated and does not work in the event of a power failure.
- Door to ensuite bathroom.

## Ensuite Bathroom (for bedroom 1)

- Door width 72cm

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- Free space - in bathroom (free of doors and furniture) is 120cm by 40cm.
- Shower – walk-in style with one step up height 27cm.
- Bath. Height of bath is 56cm. There are no additional hand-rails.
- Toilet seat height is 47cm.
- Floor is tiled.
- Washbasin has pipes under.
- Release mechanism on outside of locked door.

## **Bedroom (bedroom 2)**

- Door width 82cm.
- Bed – 2 x single beds.
- 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 or right of bed is 60cm.
- Free space - the largest freespace clear of doors and furniture is 95cm by 190cm.

## **Family Bathroom**

- Door width 82cm
- Free space - in bathroom (free of doors and furniture) is 120cm by 120cm.
- Bath – with shower over. Height of bath is 60cm. There are no additional hand-rails.
- Toilet seat height is 40cm.
- Floor is laminate.
- Washbasin has pipes under.
- Release mechanism on outside of locked door.

## **Laundry Facilities**

- A washer/dryer is located in the utility room in the hallway.
- The appliances are of standard size for residential properties and are front loading.

## **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.
- No pets allowed.

## **Contact Information**

- Quay Holidays, Orchard Plaza, 41 High Street, Poole, Dorset BH15 1HH
- Telephone: 01202-683333
- Fax: 01202-684444
- Email: [stay@quayholidays.co.uk](mailto:stay@quayholidays.co.uk)
- Website: [www.quayholidays.co.uk](http://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](mailto:stay@quayholidays.co.uk)