

## **Access Statement for Marston Holiday Flats, Flat 3**

### **Introduction**

Our self catering flats are located within a converted Edwardian house, with two flats on the middle floor and one on the top floor. We live on the ground floor hence there is no holiday accommodation on the ground floor and unfortunately the property layout dictates that there is no lift. We have tried to included as much information as possible in this statement, but if you have any queries then please do not hesitate to contact us. We look forward to welcoming you to Marston.

### **Pre-Arrival**

- We have a web site with details listed and colour photographs.
- Bookings/enquiries can be made by phone/fax/email.
- The nearest bus stop for town is 80m away, the nearest bus stop for Poole/Bournemouth is also 80m away.
- The nearest train station is located in Wareham which is 12 miles from Swanage. There is a bus service (no. 142) or taxi service from the station.
- We can arrange for groceries to be delivered or for a newspaper delivery if you wish.

### **Arrival & Car Parking Facilities**

- There is car parking on the forecourt of the property with one allocated space per flat.
- The car park is on a slight slope, is made of uneven Purbeck slabs and has two entrances from Burlington Road.
- There is unrestricted street parking along the length of Burlington Road and the North Beach car park is only 220m away.
- The entrance to the flats is to the right of the property up an external flight of 14 stairs with a hand rail either side. There is a canopy covered porch at the top of the stairs where the key boxes are located.
- The main door has a threshold of 10cm and is hinged on the left.
- There is a system of outside lighting controlled by a timer covering the parking area and a sensory light at the top of the external stairs.

## **Main Entrance & Reception**

- Through the main door the hallway has 7 further steps up to the main landing area and the three flat doors.
- There is a hand rail to the left.

## **Public Areas - General (Internal)**

- The hallway and landing are carpeted with short pile carpet and have good lighting plus emergency lighting should there be a power failure.
  - There is good contrast between walls, skirting and floors.
- There are three doors leading to the individual flats.

## **Public Areas - WC**

- N/A

## **Flat 3 Hallway**

- The hallway is split level with 3 doors on the upper level (lounge/diner, kitchen and bedroom 1) and three on the lower level (WC, bathroom and bedroom 2)
- A flight of 4 steps divides the corridor, which has a removable child's safety gate at the top.
- A smoke alarm is fitted.
- There are also 2 cupboards on the lower level which house the cleaning equipment and extra linen.
- The carpet is short pile.

## **Dining Room / Lounge**

- The lounge / dining room is accessed from the flat hallway, it has a rectangular dining table with legs at each corner and is moveable. There are six sturdy dining chairs with no arms. The three seater sofa bed and the two seater sofa have arms and are moveable with caution. The floor covering is short pile carpet which runs through the whole of the flat bar the kitchen and bathroom. There is a colour TV, DVD player and Video recorder with remote controls, plus radio/CD player

## **Laundry**

- There is no public laundry but we do offer an onsite laundry service at an extra cost.

## **Shop**

- N/A

## **Treatment room/s**

- N/A

## **Leisure Facilities**

- N/A

## **Outdoor Facilities**

- N/A

## **Conference & Meeting Rooms, Banqueting, Clubs, Entertainment**

- N/A

## **Bedrooms**

- All beds are divan (double and single beds x2) and are moveable if required. The mattress heights are 61cm.
- Non feather duvets and pillows are provided
- Sheets, duvet covers and pillow cases are all cotton.
- There is space either side of the double bed, and to the right of both of the single beds.
- There is a vanity unit in the second bedroom with a pedestal below and a basin height of 80cm. The free space in this second bedroom is limited.

### **Bathroom & Separate WC**

- The bath has an electric shower over and a hand held shower unit from the mixer taps. The bath height is 56cm and has a non-slip surface with integral hand rails either side.
  - There is no space to either side of the toilet.
  - There are vinyl tiles on the floor with contrasting colours in both the bathroom and WC.
- The door to the bathroom slides open to the left.

### **Self-Catering Kitchen**

- All kitchen units (floor and wall) run along left hand wall of kitchen, work top height is 90cm.
  - The fridgefreezer has a top shelf height of 115cm located at the end of the kitchen.
  - The oven and hob are electric with drop down door opening.
  - The floor has a vinyl covering with good contrast to skirting and wall colours.
  - The kitchen is well lit with spot lights.
  - The kitchen is accessed from the hall, first door on the right.
- The combi boiler is situated on the wall in the kitchen with the controls being at a height of 1.1m.

### **Caravans, Holiday Homes & Twin Units**

- N/A

### **Touring Facilities (Holiday Parks)**

- N/A

### **Boats - Narrow Boat, Cruiser & Hotel Boat**

- N/A

### **Attractions (Displays, exhibits, rides etc.)**

- N/A

## **Grounds and Gardens**

- N/A

## **Additional Information**

- Actions in case of a fire are listed in the kitchen and in the flat information file.
  - Exit / escape routes are clearly indicated.
  - There is a strict no smoking policy in the whole building.
  - Mobile phone network coverage at Marston is good with O2 and T-Mobile, poor with Orange and Vodaphone
- We have an encrypted Wi-Fi system available in all flats.

## **Contact Information**

- Address: 16 Burlington Road, Swanage, Dorset, BH19 1LS
- Telephone: 01929 422221
- Fax: 01929 422221
- Email: [marstonflats@btinternet.com](mailto:marstonflats@btinternet.com)
- Website: [www.swanageholidayflats.co.uk](http://www.swanageholidayflats.co.uk)

## **Future Plans**

- Installation of new combi-boiler and central heating system in November 2007 – Completed Dec 2007.  
New carpets will also be laid at this time plus new kitchen floor covering. – Completed Dec 2007
- Installation of cooker extraction hood and further wall storage unit in the kitchen. – Completed Jan 2008.
- Whole flat re – decorated. - Completed Dec 2007.

**We welcome your feedback to help us continuously improve; if you have any comments please phone 01929 422221 or email [marstonflats@btinternet.com](mailto:marstonflats@btinternet.com)**