



R E T R E A T S

This access statement does not contain personal opinions as to our suitability for those with access needs, but aims to accurately describe the facilities and services that we offer all our guests/visitors.

## Access Statement for "17 Oceangate"

17 Oceangate, Esplanade Road, TR7 1PY, CORNWALL

### Introduction

Located in an outstanding position on Pentire headland, 17 Oceangate enjoys beautiful views over Fistral Beach. The apartment has 2 bedrooms and sleeps up to 6 people.

For bookings please contact Beach Retreats on 01637 861 005 or visit [www.beachretreats.co.uk](http://www.beachretreats.co.uk)

### Pre-arrival Information

The nearest train station is Newquay 1.3 miles (5 min drive) from 17 Oceangate.

Nearest Airport - Newquay Cornwall Airport (NQY) is located 7.2 miles (18 min drive) north from the property. Local bus route 556 runs regular services between Newquay, Watergate Bay, Newquay Airport and Padstow. (For bus times and fares please visit [http://www.firstgroup.com/ukbus/devon\\_cornwall/journey\\_planning/](http://www.firstgroup.com/ukbus/devon_cornwall/journey_planning/)).

Taxis are available at Newquay train station or can be ordered at the airport on arrival. For pre-booking a taxi we recommend Trenance Cars, tel 01637 262626. Accessible taxis are available on request from A2B taxi, tel 01872 272989.

The nearest mobility shop, Independent Living, can be found in Newquay, address 3 St George's Road, Newquay TR7 1RE. Tel 01637 498015. They also provide equipment hire.

## Arrival, Parking and Key Collection

From the A30 heading south, exit onto the A392 towards Newquay at Highgate Hill. Follow signs for Newquay town centre. At Quintrell Downs go straight across the roundabout and follow the A392 all the way down to Trevemper Bridge roundabout.

At the roundabout turn right, staying on A392. Follow Gannel Link Road hill until the second roundabout where you turn left into Pentire Road. As you drive down the hill you will see Fistral beach clearly on your right. Oceangate apartments are on a junction with Esplande Road, keep on Pentire Road (do not take the right turn onto Esplande Road). Drive most of the way past the apartment block (now on your right) and you will see a turning on your right. Take this turning and park outside the metal gates.

Parking is in a secure garage underneath the building.

There are no visitor spaces available.

Key collection details will be provided with your booking confirmation.

The car parking is level with a tarmac and block pavement surface and well lit.

## Entrance to Property

The building can be accessed step free both from the street level and the garage. A level block pavement leads from the road to the main entrance.

The entrance door to the building is 90cm/3ft wide and opens into the entrance hall. There are 16 carpeted steps (17cm/6.7" tall) leading up from the main entrance to the first floor where the apartment is located.

If accessing the building from the garage, there is a 83cm/32.6" door leading to the corridor where the stairs and lift are located. 38 steps take you up to the first floor.

The lift doors are 90cm/3ft wide, it carries max 8 people.

There's a 86cm/34" wide fire door on the first floor landing. Go through the fire door and the apartment is on your immediate left.

The entrance, landing and the public areas are well lit.

The entrance door to the apartment is 85cm/33.5" wide and step free.

## Hallway

The front door opens into a laminated entrance hall. The hallway is well lit by a window and spotlights.

Doors open into the open plan living/dining area, the bedrooms and the family bathroom.

## Sitting Room and Dining Area

The open plan living/dining area is on the left hand side at the end of the hallway. The door opening is 79cm/31.1" wide.

The living area has a 3-seater sofa, 2 armchairs, a coffee table and a TV stand. There are wide spaces around the furniture, all of which can be moved.

86cm/34" wide door opens onto the balcony.

The dining area has a 79cm/31.1" tall table with 68cm/27" clear space underneath and 6 chairs without armrests. The dining area opens into the sitting area and the kitchen, leaving ample space around the table.

Further seating is available around the breakfast bar/kitchen island (90cm/3ft high) with 3 stools.

The sitting/dining room has laminate flooring; the sitting area has a low pile rug.

The furnishing and floors have good colour contrast; the room is well lit by windows and spotlights.

## Kitchen

The kitchen is located just off the dining area and has level access.

The contemporary fitted units include an oven, gas hob, fridge, freezer and dishwasher.

The work surface with cupboards and food preparation area is at the height of 88cm/35". The height of the worktops and the hob is 92cm/36.2". The basin has a single lever mixer tap.

Crockery & glasses are located in the wall units at the height of 163cm/5'4" but can be moved down into lower level cupboards upon request.

The oven is at the height of 74cm/29" and has a drop down door. The microwave is located on the worktop at the height of 88cm/35".

Both fridge and the freezer are located on the floor level.

The kitchen has laminated flooring and is well lit by spotlights.

## Bedrooms

### BEDROOM 1

Bedroom 1 is at the far end of the corridor. The door opening is 78cm/30.7" wide.

The bedroom is decorated in neutral colours and has low pile carpeted flooring and a low pile rug.

The zip-link bed can be made into a king size or 2 single beds. The bed height is 62cm/24.4" from the floor to the top of the mattress; there is no clear space underneath the bed.

The widest space around the bed is 65cm/26" (when made into king size).

The furniture includes 2 bedside cabinets, 2 chests of drawers, a side table, a low chair and a wardrobe with a clothes rail at the height of 96cm/3'2". Furniture can be moved.

The bedroom is well lit by spotlights and 2 bedside lights.

A 71cm/28" wide door opens to an en-suite bathroom.

### EN-SUITE BATHROOM

The en-suite bathroom has a shower and a toilet.

The shower is step free and has an opening of 59cm/23.2". The shower enclosure measures 75cm x 138cm/2'5" x 4'6". The shower controls are at the height of 125cm/4'1".

The toilet seat is 43cm/17" high. The wash basin has a single lever mixer tap and is at the height of 89cm/35".

The bathroom has a tiled floor, is decorated in neutral colours and well lit by spotlights.

### BEDROOM 2

Bedroom 2 is located straight from the entrance. The door opening is 78cm/30.7" wide.

The room has a zip-link bed which can be made either into a king size or 2 single beds. The bed height is 62cm/24.4" from the floor to the top of the mattress; there is no clear space underneath the bed.

The widest space around the beds is 50cm/20".

The furniture consists of 2 bedside cabinets, a chest of drawers and a wardrobe with a clothes rail at the height of 97cm/3'2".

The bedroom is decorated in neutral colours and has low pile carpeted flooring and a low pile rug.

The room is well lit by a window, bedside lamps and spotlights.

## Family Bathroom

The family bathroom is located on the right hand side along the corridor. The door opening is 79cm/31.1" wide.

The bathroom has a bath with an overhead shower and a toilet.

The bath is 52cm/20.5" tall and 56cm/22" wide.

The overhead shower controls are at the height of 60cm/23.6" from the bottom of the bath.

The toilet seat is 43cm/17" high. The basin has a single lever mixer tap and is at the height of 88cm/35".

## Outside Area

The apartment has a balcony and a communal roof terrace.

The balcony can be accessed through the living and dining area and measures approx. 1.6m x 3m/5'3" x 9'10". The balcony has a table and 4 chairs.

To access the roof terrace go to the basement parking area and take the lift that's next to the ramp entry to the 3<sup>rd</sup> floor. The entrance is next to apartment 14. The roof terrace has 2 tables and benches.

## Storage

The apartment has a utility room on the right hand side from the entrance. The utility room has a washer/dryer and storage space.

Additional storage is available in the secure surf store in the parking garage opposite the parking bay of apartment 17.

## Additional Information

The property is non-smoking. The apartment is centrally heated.

Non-allergenic bedding is provided.

The property is pet friendly.

The nearest hospital with minor injuries unit is located in St Thomas Road in Newquay, TR7 1RQ. Telephone 01637 834 800, opening hours 08:00 – 22:00 daily.

The nearest A&E with 24hr service is located at Royal Cornwall Hospital (Treliske) in Truro, TR1 3LJ, telephone 01872 253 111.