



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 "23 Waves"

23 Waves, Tregurrian Hill, Watergate Bay, TR8 4AY,  
CORNWALL

### Introduction

Waves 23 is a fabulous two-storey penthouse apartment that sleeps up to 6 people and is located within the popular Waves development at Watergate Bay in Cornwall. The property boasts of 2 south facing balconies with sea views. The beach and nearest restaurants are within 100m walking distance down the hill.

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 3 miles (15 min drive) south from Watergate Bay.

Nearest Airport - Newquay Cornwall Airport (NQY) is located 2 miles (5 min drive) north from Watergate Bay. 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/)). The bus stop is right outside the apartment building.

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

The apartments are located in the centre of Watergate Bay. When driving from Newquay and arriving in Watergate Bay, take a sharp turn right towards the airport. The access to the apartment car park is located on your left about 10m up the hill.

Access to the car park is restricted by an automated bollard that can be opened by entering a code on a keypad on the wall on the left.

The apartment has an allocated covered parking space for 1 car. It is the 7th bay from the entrance, under the building. Visitors are welcome to use 2 pay & display car parks that are both located within a short walking distance from the apartments.

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

Key collection details and the gate access code will be provided with your booking confirmation.

## Entrance to Property

Access from the car park to the building is step free. The entrance door to the building is 80cm/31.5" wide with no threshold. The public areas have non-slip vinyl flooring and are well lit by motion sensor lights.

There's seating available in the entrance lobby.

Apartment number 23 is located over two floors and can be accessed step free either through the entrance on the third floor (the bedrooms) or the fourth floor (the living area).

The lift is located on the right hand side of the building entrance. The lift doors are automatic, 80cm/31.5" wide. The lift will accommodate 6 standing people or max 630kg.

The stairs are located next to the lift. There are 48 steps leading up to the third floor, each 20cm/7.9" high.

A 78cm/30.7" wide fire door on top of the landing leads to the corridor where the apartment is located. Turn right and go through another door (75cm/29.5" wide). Apartment number 23 is the second door on the right.

## Hallway

The apartment door on the third floor is 80cm/31.5" wide and leads into the bedrooms. The entrance hall has laminate flooring and is decorated in neutral colours. The hallway is well lit by pendant lights.

The entrance door on the fourth floor is 78cm/30.7" wide and opens into a hallway (133cm/4'4" wide), leading to the kitchen and living area.

The staircase leading down to the bedrooms has 14 wooden steps and is 75cm/29.5" wide; the steps are 20cm/8" high and have non-slip stickers. The handrail runs on the right.

## Sitting Room and Dining Area

The layout is level with laminated floor throughout.

The living area has a 6-seater corner sofa and a TV stand. There are wide spaces between the furniture, all of which can be moved.

2 x 57cm/22.4" wide French doors open onto a spacious balcony with sea views. The step to the balcony is 9cm/3.5" tall.

The dining area has a 75cm/29.5" tall table with 63cm/24.8" clear space underneath and 6 chairs without armrests.

The dining area opens into the lounge, leaving ample space around the table.

All furnishing is neutral in colour; the room is well lit by windows, pendant lights and a floor lamp.

Further seating is available at the breakfast bar in the kitchen with 4 bar stools.

## Kitchen

The open plan kitchen is part of the dining/living area and comes with a range of appliances including fridge-freezer, oven, electric hob, dishwasher and a washing machine/dryer.

The oven is 75cm/29.5" high and has a drop down door. The microwave is built in and is at the height of 147cm/4'10".

The freezer compartment of the fridge freezer is on the floor level; the lowest drawer in the fridge is at the height of 90cm/2'11", the top shelf at 153cm/5'.

The height of the worktops, breakfast bar, hob and the basin is 91cm/35.8". The basin has a dual control mixer tap.

Crockery & glasses are located in the upper level cupboards at the height of 140cm/4'7", they can be moved down to lower level cupboards on request.

The kitchen has laminate flooring and is well lit by spotlights and natural light.

## Bedrooms

### BEDROOM 1

Bedroom 1 is located on the left from the entrance on the third floor. The doorway opening is 78cm/30.7" wide. The bedroom is decorated in neutral colours and has laminate flooring.

The bed is a 150cm/5ft king size with the height of 73cm/29" from the floor to the top of the mattress and 28cm/11" clear space underneath.

The widest space around the bed is 188cm/6'2".

The fittings include a wardrobe with a clothes rail at the height of 170cm/5'7" and 2 bedside cabinets. Furniture can be moved.

The bedroom is well lit by a window, bedside lights plus a pendant light.

Non-allergenic bedding is provided.

French doors (2 x 78cm/30.7") open from the bedroom onto a balcony. The step to the balcony is 8cm/3.1" tall.

### EN-SUITE BATHROOM

The door from bedroom to the bathroom is 79cm/31.1" wide and step free.

The bathroom has a shower and WC. The shower enclosure measures 81cm x 81cm/32" x 32" and has a 26cm/10.2" high step. The shower controls are at the height of 110cm/3'7".

The toilet seat is 38cm/15" high. The basin has a single lever mixer tap and is at the height of 78cm/30.7". The bathroom has a tiled floor and is well lit by spotlights and a shaving light.

### BEDROOM 2

Bedroom 2 is opposite the entrance. The doorway is 79cm/31.1" wide.

The room has a double bed and a single truckle bed. The bed is a 140cm/4'7" double and measures 60cm/23.5" from the floor to the top of the mattress with 15cm/6" space underneath.

The single truckle bed is 80cm/31.5" wide and 59cm/23.2" high (the space underneath the bed is 22cm/8.6" when the truckle has been pulled out).

The fittings include 2 bedside cabinets, a chest of drawers and a built-in wardrobe with a clothes rail at the height of 140cm/4'7".

The widest space around the bed is 100cm/3'3".

The room has laminate flooring and is well lit by a window, a bedside light and a pendant light.

### Bathroom

The family bathroom is located next to the bedrooms downstairs. The door is 79cm/31.1" wide and step free.

The bathroom has a bath (57cm/22.4" high and 57cm/22.4" wide) with an overhead shower. The bath has handles on both sides. Non-slip mat is available.

The toilet seat is 38cm/15" high. The basin has a single lever mixer tap and is at the height of 79cm/31.1". The bathroom has a tiled floor and is well lit by spotlights.

### Utility Room & Storage

The washer/dryer is located in the kitchen. There is ample storage underneath the stairs on the lower floor of the apartment.

There's a secure storage cage and bicycle store on the ground floor that can be accessed step free through the lobby or through the car park on the far right side of the building.

### Outside Area/Balcony

23 Waves has 2 south-facing balconies, both enjoying sea views. The balcony on the third floor measures 4m x 180cm/13' x 5'11" and has 2 chairs and a small table.

The balcony on the fourth floor is 5m x 230cm/16' x 7'6" and has a table with 4 chairs.

### Additional Information

The property is non-smoking, including all public areas. There is underfloor heating throughout.

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.