



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 "4 Oceangate"

4 Oceangate, Esplanade Road, TR7 1PY, CORNWALL

### Introduction

Located in an outstanding position on Pentire headland, 4 Oceangate enjoys views over Fistral Beach. The apartment has 2 bedrooms and sleeps up to 6 guests.

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 Oceangate.

Nearest Airport - Newquay Cornwall Airport (NQY) is located 7.2 miles (18 min drive) north from the property. Local bus route 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). The apartment block is the first one on your right. Take the first right turning and park outside the metal gates. To open the gates, make your way through the pedestrian gate on the right to the key safe which is located by the door to the stairs and lift. There is a fob provided on the set of keys to open the garage door.

The underground car park allows 2.1m overhead clearance for vehicles.

Park in the allocated bay in the garage, marked with number 4.

There are no visitor spaces available; any additional vehicles can be parked in the street or one of the pay and display car parks in the area.

Key collection details will be provided with your booking confirmation.

## Entrance to Property

Entrance to the property can be gained either from the basement parking area, or from the street via a code secured door.

The entry door in the basement is 83cm/32.6" wide and leads to the stairs and lift. The hallway is well lit by motion sensor lights.

The lift doors are 80cm/31.5" wide, max load is 630kg/8 people. The apartment is on the ground floor opposite the lift.

The stairs are carpeted; there are 19 steps from the basement to the ground floor, 17cm/6.7" tall. Hand rail runs on both sides.

The entrance from the street is paved and there are no steps leading to the apartment block. The entrance is well lit by overhead halogen spot lamps, and carpeted with thin commercial carpet.

The entrance door to the building is 86cm/33.8" wide and opens into the entrance hall.

The entrance door to the apartment is 84cm/33" and opens into a hallway.

## Hallway

The hallway is laminated and has a low pile jute runner. There's a sideboard on the right. The hallway is well lit by downlights and a table lamp.

Doors lead off 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 the second room on the right hand side. The door opening is 79cm/31.1" wide. The room has laminate flooring with a thick pile rug in the sitting area.

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

The living area has a 5-seater corner sofa, a coffee table and a TV cabinet. There are wide spaces around the furniture, all of which can be moved. The sofa converts into a bed for additional 2 guests.

An 86cm/34" wide door opens onto the patio, there's a 14cm/5.5" tall lip to the threshold.

The dining table on the left is 74cm/29" tall with 73cm/28.7" clear space underneath and has 6 chairs without armrests. The dining area opens into the sitting area, leaving ample space around the table.

Further seating is available around the breakfast bar/kitchen island (91cm/35.8" high) with 3 stools.

## Kitchen

The kitchen has contemporary fitted units including an oven, gas hob, fridge, freezer and dishwasher.

The work surface with the hob and food preparation area is 90cm/35.4" high. 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 75cm/29.5" and has a drop down door. The microwave is located on the worktop at the height of 90cm/35.4".

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

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

## Bedrooms

### BEDROOM 1

Bedroom 1 is at the 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 runner next to the bed.

The bed is a 150cm/5ft king size with a height of 54cm/21.2 from the floor to the top of the mattress. There's 14cm/5.5" clear space underneath the bed.

The widest space next to the bed is 104cm/3'5".

The furniture includes 2 bedside tables, a chest of drawers and a built-in wardrobe with a clothes rail at the height of 185cm/6ft. There's a wall-mounted TV in the bedroom. Furniture can be moved.

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

A 71cm/28" wide door on the left 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 tray is 4cm/1.5" high. The shower enclosure measures 75cm x 138cm/29.5" x 4'6". The shower controls are at the height of 120cm/3'11".

Non-slip mat is available.

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 is tiled, decorated in neutral colours and well lit by downlights.

### BEDROOM 2

Bedroom 2 is the first room on the right from the entrance. The door opening is 78cm/30.7" wide.

The room has a 180cm/6ft wide zip-link bed which can be made either into a super king size or 2 singles. The bed height is 46cm/18.1" from the floor to the top of the mattress with 19cm/7.4" clear space underneath.

The widest space next to the bed is 130cm/4'3" when made into 2 singles.

The furniture consists of 1 bedside table, a TV cabinet with a small TV and a built-in wardrobe with a clothes rail at the height of 188cm/6'2".

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

The room is well lit by bedside lamps and downlights.

### Family Bathroom

The family bathroom is the first room on the right hand side, opposite Bedroom 2. The door opening is 78cm/30.7" wide.

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

The bath is 50cm/19.7" high 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 patio with street access; there's also a communal roof terrace on the 3<sup>rd</sup> floor.

Access to the patio is via a 86cm/33.8" wide door in the living area. There's a 14cm/5.5" step to the threshold. The patio floor has been laid with anti-slip decking strips. There's a picnic bench provided for seating.

An 81cm/31.8" wide gate further on the right opens onto the steps to the communal garden. There are 5 paved steps of 17cm/6.7" down to the garden level. A level paved path leads to the road.

To access the roof terrace take the lift to the 3<sup>rd</sup> floor. The entrance is next to apartment 14. The roof terrace has 2 tables and benches.

## Storage

The utility cupboard is located opposite the entrance. The front loading washer/dryer is on the floor level. You'll also find the Hoover, mop & bucket and ironing board in the utility cupboard.

Additional storage is available in the secure surf store in the basement garage.

## Additional Information

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

Light switches are at the height of 125cm/4'1".

Non-allergenic bedding is provided.

The property is not 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.