



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 "12 At 270 North"

Apartment 12, 270 North, Esplanade Road, Newquay, TR7 1SY,  
CORNWALL

### Introduction

Located in an outstanding position on Pentire headland in Newquay, 12 At 270 North enjoys unobstructed views over Fistral Beach. This spacious apartment has 2 bedrooms and sleeps up to 4 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 1.7 miles (6 min drive) from 10 At 270 North.

Nearest Airport - Newquay Cornwall Airport (NQY) is located 7.6 miles (20 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. After 1/2 mile turn right onto Esplanade Road and the 270 North Development is at the end of the tarmac road on the left hand side.

To open the gates, go through the pedestrian gate on the left and press the button on the right hand side. The gates will open for 20 seconds unless obstructed or movement detected. Parking is available for 1 vehicle in the private garage marked with number 12. There is limited short-term visitor parking available at the development, which requires you to display a permit; alternatively vehicles can be parked in the street or in one of the pay and display car parks in the area.

Key collection details will be provided with your booking confirmation.

The front of the building has a level tarmacked surface.

The building entrance is 75cm/29.5" wide and step free. The entrance is well lit.

## Entrance to Property

The apartment is located on the third floor and accessible by lift.

The lift entrance is 90cm/3ft wide, max load is 630kg/8 people.

Apartment 12 will be on your left as you exit the lift. The communal hallway has motion sensor lighting.

The apartment door is 76cm/30" wide and opens into a hallway.

## Hallway

The hallway is 110cm/3'7" wide and has an engineered wood floor. The room is well lit by downlights.

The door on the left leads to the open plan living/dining area; the bedrooms can be found on the right. The family bathroom is at the end of the hallway, opposite the entrance.

There's an emergency torch on the wall on the left from the entrance.

## Sitting Room and Dining Area

The open plan living/dining area is on the left from the entrance.

The room has an engineered wood flooring and a thick jute rug.

The living area has a 3-seater sofa, a 2-seater sofa, a coffee table, a side table and a wall-mounted TV. There's a reading area on the opposite side of the room with a floor lamp, an armchair and a side board.

There are wide spaces around the furniture, all of which can be moved.

A 74cm/29" wide door opens onto the balcony.

The dining area on the right has a 77cm/30.3" tall table with 65cm/25.6" clear space underneath. There's bench seating and 4 chairs without armrests. The dining area opens into the sitting area, leaving ample space around the table.

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

## Kitchen

The kitchen is located on the left as you enter the open plan living area.

The contemporary fitted units include an oven, microwave grill, gas hob, fridge freezer, dishwasher and washer/dryer.

The work surface with cupboards and food preparation area surrounds the kitchen on 3 sides with 122cm/4ft wide space in between. The height of the worktops and the hob is 90cm/35". The basin has a dual control mixer tap. Crockery & glasses are located in the wall units at the height of 141cm/4'7" but can be moved down into lower level cupboards upon request.

The oven is at the height of 112cm/3'8" and has a drop down door. The built in microwave grill is above the oven at the height of 148cm/4'10".

The lowest drawer in the fridge is at the height of 131cm/4'3", the highest shelf at 174cm/5'8". The freezer compartment with 4 drawers is on the floor level.

The kitchen has an engineered wood floor and is well lit by downlights.

## Bedrooms

### BEDROOM 1

Bedroom 1 is the second room on the right from the entrance. The door opening is 77cm/30.3" wide.

The bedroom is decorated in neutral colours and has an engineered wood floor .

The room has a 160cm/5'3" wide zip and link bed which can be made either into a king size or 2 singles. The bed height is 59cm/23.2" from the floor to the top of the mattress with 15cm/5.9" clear space underneath.

The widest space next to the bed is 68cm/26.7" when made into a king size.

The fittings include 2 bedside tables, a dressing table with a stool and a wardrobe with a clothes rail at the height of 165cm/5'5". Furniture can be moved.

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

A 78cm/30.7" wide door on the right opens to an en-suite bathroom.

### EN-SUITE BATHROOM

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

The shower enclosure has a 45cm/17.7" wide opening and a 24cm/9.5" tall step. The shower enclosure measures 67 x 115cm/26.3" x 3'9" and has a hand held overhead shower. The shower controls are at the height of 130cm/4'3".

The toilet seat is 41cm/16.1" high. The wash basin has a dual control mixer tap and is at the height of 85cm/33.5".

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

### BEDROOM 2

Bedroom 2 is on the immediate right from the entrance. The door opening is 77cm/30.3" wide.

The room has a 160cm/5'3" wide zip and link bed which can be made either into a king size or 2 singles. The bed height is 59cm/23.2" from the floor to the top of the mattress with 15cm/5.9" clear space underneath.

The widest space next to the bed is 85cm/33.4" when made into a king size.

The furniture includes 2 bedside tables, a dressing table and a wardrobe with a clothes rail at the height of 165cm/5'5".

The bedroom is decorated in neutral colours and has an engineered wood floor.

The room is well lit by downlights and 2 reading lights.

### Family Bathroom

The family bathroom is located opposite the entrance at the end of the corridor. The door opening is 77cm/30.3" wide.

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

The bath is 55cm/21.6" tall and 56cm/22" wide.

The overhead shower controls are at the height of 125cm/4'1" from the bottom of the bath.

The toilet seat is 41cm/16.1" high. The basin has a dual control mixer tap and is at the height of 85cm/33.5".

The bathroom has a tiled floor and is well lit by downlights.

## Outside Area

The apartment has a balcony that can be accessed through doors in the living and dining area. The door openings are 74cm/29" wide and have a 17cm/6.7" tall step. The balcony measures approx. 120cm x 650cm/3'11" x 21' and has a bistro style table with 2 chairs.

## Storage

The apartment has a secure garage.

Additional storage is available in the apartment in the utility cupboard located between the two bedrooms.

## Additional Information

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

Non-allergenic bedding is provided. The sofas in the living room have a duck feather filling.

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.