

Beeches Flat — Access Statement

T: 01799 525294 E: beechesflat@hotmail.com W: www.stayinsaffronwalden.com

This statement aims to describe accurately all the facilities available to our guests.

Pre-arrival

Beeches Close is a quiet, tree-lined cul-de-sac, with semi-detached and detached owner-occupied properties. There is no through traffic.

The keys to the flat are collected from the owners, who live in the adjoining property.

Entrance

The front door to the flat is on the right of the property, along a flat paved path. Guests have an allocated parking space on the drive in front of the flat.

The flat is accessed from the ground floor via a single step up 19cm (7.5in) high, 81cm (32in) wide. The outside lights are movement activated.

Ground floor

The front door 84cm (33in) opens into the living room with kitchenette and stairs to first floor off.

The furniture in the living room comprises a two-seater settee which opens to a sofa-bed 116cm (46in) wide by 196cm (97in) long, a coffee table 44cm (17.5in) high, a dining table 74cm (29in) high with two opening flaps, two dining chairs 46cm (18in) high, a bookshelf, a nest of three side tables, a TV unit housing TV, DVD and Virgin Vbox (cable service), and a floor reading lamp. Carpeted throughout.

In the kitchenette, the water to the sink is provided via a single variable temperature tap. The double electric hob is controlled by two twist knobs at the front. The hob unit has a safety cut-out device in the form of a timer on the wall beside it which is activated by a twist knob; after 30 minutes the timer turns off the hotplates. If further cooking time is required the twist knob is simply re-set. An extractor fan, incorporating an overhead light, is above the hob unit; the fan and light are operated by separate sliding knobs to the right of the fan unit. The worktop height is 91cm (36in). There is a microwave and a toaster on the left-hand work surface, and an electric slow cooker is also provided. The fridge-freezer is sited below the sink drainer. There are cupboards above and below the worktop with hinged doors. Waste disposal containers are sited beneath the hob, together with a dustpan and brush on a hook on the door. Flooring in the kitchenette area is linoleum, the standing area is 142cm (56in) by 50cm (20in).

In the cupboard under the stairs, headroom to which is restricted, there are hooks for coats, a shoe rack, an umbrella stand, a set of melamine picnicware and table parasol for use outside (see **Patio**), and a vacuum cleaner. There are two other doors on this floor, accessing the owners' residence, which are kept locked. The windows to the front of the property are lockable; the key is kept on the sill.

First floor

NB: Stairs to the first floor are of 'spacesaver' split formation, 63cm (25in) wide, with 13 carpeted treads. There are handrails on both sides (NB: As with a spiral staircase this staircase is not suitable for anyone with mobility difficulties). If in doubt, please see website for full details.

The first floor is a large double bedroom, with en-suite shower room, and study off containing desk, chair and desk light. The bed can be arranged as one super-kingsize 185cm (73in) wide, with a bedside cabinet each side 62cm (24.5in) high, or as two twin beds each 92cm (36in) wide. In addition there is a chest of drawers, a double wardrobe with drawers under, separate full-length mirror, and sofa-bed 116cm (46in) wide by 196cm (97in) long.

Carpeted throughout, except for shower room. There is one door on this floor which is kept locked but is a means of emergency exit, with a break glass key.

The door to the shower-room is 69cm (27in) wide. The fan linked to the light switch for the shower room can be isolated via a switch above the door. The toilet seat is 42cm (16.5in) high. The sliding shower door opening is 45cm (18in). Flooring in the shower room is linoleum.

The windows to this floor are lockable; keys are provided.

Patio

The paved patio, 360cm x 180cm (127 x 67) at the rear of the flat overlooks the main garden. It is accessed through a wooden gate 84cm (33in) wide with a Yale-type lock and is a level continuation of the path to the front door. Only the proprietors and guests have access to this area. The patio, with two chairs, a table and parasol, as well as a retractable washing line, is reserved exclusively for guests.