

## **Access Statement – Upper Apricus**

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### **Introduction**

Upper Apricus is a first floor apartment situated in a quiet residential street in Paignton. The property is in an elevated position and the gradient to town is approximately 1 in 10. It also benefits from being just a mile from Paignton town centre and half a mile from the seafront at Preston.

### **Pre-Arrival**

For booking please contact:

Blue Chip Holidays

Tel: 0844 561 2001

Fax: 01803 851209

[www.bluechipholidays.co.uk](http://www.bluechipholidays.co.uk)

[bookings@bluechipholidays.co.uk](mailto:bookings@bluechipholidays.co.uk)

### **Arrival/ Parking**

- Driveway from Stella Road provides level access to the apartment.
- Driveway parking for two small/one large car and unrestricted on road parking in Stella Road

### **Entrance**

- Entrance via pathway to side of property minimum width 76cms (30").
- The front doorway is 71cms (28").
- There is a step of 12.5cms (5") into the property.
- Small outer hallway with French doors to inner hallway.
- Inner hallway with doors to all rooms

### **Living Area**

- Doorway 73.5cms (29").
- The floor is carpeted.

### **Kitchen/Diner**

- Doorway 73.5cms (29")
- Access from dining area to kitchen 107cms (42")

- Doorway from dining area to small conservatory 81cms (32")
- Kitchen units 91.5cms (36") from floor
- Kitchen floor is marble whilst the dining area is carpeted
- Gas boiler in kitchen has fascia mounted timer/programmer. The thermostat is wall mounted in the inner hallway.
- Electric cooker has a hob at worktop level with ovens and grill below.
- The fridge freezer has the freezer compartment below worktop level and the fridge above.
- The water stop cock is under the sink.
- The dining table is glass and can accommodate a wheelchair.

### **Bedroom one**

- Doorway 73.5cms (29").
- Furnished with a king size bed, a height of 58.5cms (23").
- Light switches by bed operate main light and bedside lights.
- The floor is carpeted.

### **Bedroom two**

- Doorway 73.5cms (29")
- Furnished with a double bed, a height of 58.5cms (23")
- Light switches by bed operate main light and bedside lights
- The floor is carpeted.

### **Bedroom three**

- Doorway 73.5cms (29").
- Furnished with a double bed, a height of 58.5cms (23").
- Light switches by bed operate main light and bedside lights.
- The floor is carpeted.

### **Bathroom**

- Doorway 73.5cms (29").
- Pull switches for light and extractor fan.
- Bath with integral shower rubber non-slip bath mat.
- Pedestal hand basin.

- WC – height from floor 43cms (17”).
- Heated towel rail independent of heating system, switch outside door.
- Marble flooring.

### **Outside Space**

- Small front garden reached by steps.
- Small side raised terrace and lawn.
- External lighting controlled by switches in kitchen/dining and inner hallway.

### **Additional Information**

- The nearest hospital is Torbay Hospital, 5 miles away.
- Torbay carers 01803 522228.
- There are Shopmobility shops in Paignton, Torquay and Brixham.