

Felltops, 6 Lonsdale House, Elliott Park, Keswick
Access Guide

If you have any queries regarding the following guide please email angela@keswickholidayhomes.co.uk or phone 01768 201042. I will be pleased to help in any way that I can, Angela Spooner

General Statement

Felltops is a modern second floor apartment in a quiet residential low rise block built in the early 1990s. The entrance is via the ground floor and all accommodation is all on the second floor.



- All skirting boards are white contrasting with the light coloured (white or cream) walls and light carpet or wooden laminate floors.
- All bedrooms have lights beside the beds as well as main lights, most sockets are around 43cm high.
- The property is totally non smoking.
- All rooms have thermostatically controlled radiators which can also be regulated by individual radiator valves.
- All electrical equipment is PAT tested annually for safety.
- Mobile coverage is generally good for any service although in exceptionally bad weather, signal may be interrupted.
- The bus station is just 200 metres away. The nearest railway station is Penrith some 18 miles away. There is a regular bus service to Keswick.
- Shops in the town centre are approximately 2 minutes walk away – the theatre and lake are a further 10 minutes walk. Car hire and taxis are available in the town.
- There are RADAR toilets in the town in Central Car Park (6 minutes walk), on the old railway station, and at Lakeside by the Theatre by the Lake.
- Our property information and all correspondence can be supplied in large print on request.
- No furnishings or bedding contain feathers for guest's comfort.
- The property has smoke alarms and a fire alarm system which is checked regularly.

KESWICK

HOLIDAY HOMES



Second Floor
Approx. 59.8 sq. metres (643.4 sq. feet)



Total area: approx. 59.8 sq. metres (643.4 sq. feet)

Property layout

Car Park

Space No 6 is 250cm wide and 5m long. The car park is tarmac and is level. There is a very small 5cm sloping step onto a paved pathway 120cm wide which leads to the entrance to Lonsdale House.

Lonsdale House Entrance

Felltops, no 6 Lonsdale House is accessed through the main entrance of Lonsdale House.

Threshold step over front door is 4 cm high and the main building front door 78cm wide. There is a second internal fire door which is 76cm wide.

The intercom/buzzer for the apartment is 150cm high.



Building Hallway

The main building hallway is light, with lots of glass panels and natural light. There are also lights which are triggered by movement and come on automatically. There is also an emergency lighting system when required. The floors are carpeted with short pile durable carpet.

The apartment is situated on the second floor - there are four flights of stairs in blocks of 5,9,7,and 7 stairs respectively. The stairs are 19cm high and 86 cm wide. There is no lift access.

Entrance to Apartment 6

Apartment 6 is to the left hand side of the staircase on the second floor. The front door is 78 cm wide and keyhole height 120cm.

There is a small lobby entrance area with coir matting. There is a boot rack with an integral seat and coat hooks are 166cm high.

Hallway

The apartment hallway is 104cm wide and 120cm in length. All rooms, except the kitchen lead off from the hallway.

There is an intercom phone for visitor call at height 117cm.

Bathroom

Door width 69cm

Free space 131cm x 104cm

Pull light switch 133cm high

Floor covering - laminate

Toilet height 42cm

Toilet roll holder 46cm high

Sink 84cm high

Bath height 55cm from floor, depth 36cm. Tap height 50cm – at the end of the bath. Half size shower screen opens outwards.

Shower over bath. Shower controls 52cm high

There is no handrail in the bath/ shower



Twin Room

Door 78cm wide

Light switch height 122cm

2 x bedside lamps

2 x 90cm wooden framed single beds, height 54cm

Free space between beds 55cm x 162cm

Free space at bed end 257cm x 70cm



Double Bedroom

Door 78cm wide

Light switch, 122cm height

Double metal framed bed, height 64cm

Free space to sides of bed 89cm x 158cm to the right and 81cm x 158cm to the left

Free space at bed end 300cm x 98cm



Ensuite Bathroom

Door width 68cm

Free space 131cm x 104cm

Pull light switch 122cm high

Floor covering - laminate

Toilet height 42cm

Sink 87cm high with shaver socket and light over at height 190cm.

Single shower cubicle with step 29cm high into shower. Shower controls at 110cm high.

There is no handrail in the bath/ shower

Lounge/Diner

Door width 77cm, there is a free space of 79cm x 339cm as you enter into the room. There is further free space in the centre of the room of 317cm x 227cm

Light switch 120cm high

2 x 2 seater leather sofas - seat height, 46cm, arm height 64cm

2 x leather pouffe – 45cm x 45cm

Furniture can be moved to offer greater access when necessary.

Glass coffee tables – height 56cm

Remote control for TV & DVD with USB port on TV

Glass Table circular, height 75cm



4 dining chairs, seat height 44cm

Kitchen

Door width 78cm

Floor covering is laminate

Light switch 122cm high

Work surfaces 90cm high, depth 60cm with sockets 19cm higher than work surface.

Sink taps, 45cm from edge of work surface and 18cm higher

Free space in kitchen 119cm x 255cm

