

13 Greta Grove House, Elliot 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

13 Greta Grove House is a modern ground floor apartment in a quiet residential low rise block built in the early 1990s. The entrance and accommodation is all on the ground floor.



- All skirting boards are white contrasting with the light coloured walls and fawn carpets.
- All bedrooms have lights beside the beds as well as main lights, most sockets are below 70cm height.
- 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.
- Dogs are not accepted as a general rule, however the owner occasionally visits and has an assistance dog.
- 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 information and all correspondence can be supplied in large print on request.
- No furnishings or bedding contain feathers for guests comfort.
- The property has smoke alarms and fire alarm system which are checked regularly.

There is a small patio to the front of the building accessed by the lounge patio doors.

Car Park

Space No 13 is 250cm wide and 5m long. The car park is tarmac and is level. There is a very small 4cm sloping step onto a paved pathway 120cm wide which leads to the entrance to Greta Grove House.

Greta Grove House Entrance

The apartment Key safe is in the porch area and is 150cm high.

Bell height 122cm; Keyhole height 101cm

Threshold step over front door is 4cm high and 8cm wide.

The building front door 78cm wide.

Building Hallway

The main building hallway is light, with glass doors and is lit with a central light. There is also an emergency lighting system when required.

The floors are carpeted with short pile durable carpet.

Entrance to Apartment 13

There is a door on right hand side of the hallway, leading to apartments 12 and 13. The door is 78cm wide.

A corridor which is 158 cm wide leads to the front door of apartment 13.

The apartment front door is 76cm wide and keyhole height is 93cm.

The apartment layout is as follows:

Hallway

The apartment hallway leads to the bathroom, lounge and both bedrooms. There is free space of 66cm x 290 cm towards the bathroom. There are 5 coat hooks at height 148 cm, light switch at height 139cm and the central heating thermostat is at height 135cm. There is an intercom visitor phone at height 133cm

The apartment has short pile fitted carpet throughout except for bathrooms and kitchen which are tiled.

Lounge/Diner



Door width 74cm, and light switch at 137cm. There is a free space of 206 cm x 360cm.

4 seater square shaped sofa, seat height 44cm

Leather armchair with seat height at 50cm

Furniture can be moved to offer greater access when necessary.

Coffee table – height 45cm

Light switch 133cm high

All sockets are 39cm high or below

Remote control for TV & DVD

2 Patio Doors, total width of 140cm. The right hand door is 69cm wide and the left hand door is 72cm wide. Step height of patio doors is 22cm, with a depth of 25cm

Oval table, height 76cm,

3 dining chairs, seat height 49cm

Kitchen (accessed via lounge)



Door width 76cm

Floor covering is tiled, fitted approx. July 2016

Light switch 139cm high

Work surfaces 93.5cm high, depth 61cm with sockets 15cm higher than work surface.

Free space in kitchen 117 x 253cm

Double Bedroom



Door is 76cm wide and light is at height 139cm

Bed height 65cm.

Free space to sides of bed 97cm to the right and 88cm to the left

Free space at bed end 201cm x 203cm

Sockets are at height 39cm

Single Bedroom



Door 75cm wide

1 x 3ft Bed height 66cm

Free space between bed and wall 70cm x 160cm

Free space at bed end 149cm x 109cm

Bathroom



Door width 66cm

Free space 65cm x 117cm

Light switch 120cm high

Floor covering: tiled

Toilet height 42cm

Toilet roll holder 91cm high

Sink 90cm high

Bath height 56cm

Shower controls 150cm high

Shower handrail 129cm high

Electric shaver point and light, height 173cm