

Chaucer's Retreat, 3 Chaucer House, Keswick CA12 4DR
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

Chaucer's Retreat, 3 Chaucer House is a one-bedroom lower ground floor apartment in an old building that was once a hotel. It is now a quiet block of residential properties.



The apartment entrance is via the rear of the building, other than the entrance lobby, all accommodation is on the lower ground floor. Guest will also have a key to the main front door.

- All skirting boards and walls are white with grey carpet, and wood flooring or linoleum.
- The property is totally non smoking.
- The lounge, hall and bedroom all have radiators with individual thermostatic controls.
- 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 terminal is just approx. 10 minutes away on foot, near Booths supermarket.
- 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 (5 minutes walk) and at Lakeside by the Theatre by the Lake.
- Our property information and all correspondence can be supplied in large print on request.
- All bedding is hypo-allergenic and does not contain feathers
- The property has a smoke alarm in the hall and lounge, carbon monoxide detector in the lounge and heat detector in the kitchen.

Car Park

Access to the Chaucer House car park is at the back of the property with direct access to the apartment from this side. Space 3 is allocated to the apartment but no other parking spaces are available here for guests. The car park is tarmac and is level.

Entrance

Chaucer's Retreat, 3 Chaucer House is accessed via the back of the property, directly from the car park.

The front door has a lip that is 5 cm high and the door opening is 65 cm wide. It is hinged from the right. The two locks are 96 and 138 cm high. The key safe is mounted on the right of the door at approx. 135 cm high.



Entrance Lobby and Hall

- The front door leads directly into a small entrance lobby.
- There are coat hooks to the right which are 155 cm high and a shoe rack.
- Five steps, each 15 cm high, lead down and to the right into the main hall.
- Free space in the entrance lobby is 100 cm by 130 cm and the light switch is 121 cm high.
- Free space in the hall is 72 cm x 312 cm and the light switch is 115 cm high.
- There is also a second 115 cm high light switch in the hall which is for the shower room.
- Doors from the hall lead into the kitchen, shower room and lounge/diner.

Kitchen

- The door opening for the kitchen is 70cm wide and the handle is at a height of 98cm.
- The kitchen has a fitted wooden floor with matching light oak units, which are 92 cm high.
- The kitchen is equipped with a 50/50 fridge freezer, microwave, toaster, kettle, electric oven, and electric hob. The oven door is front opening with an extractor fan over the hob. The controls for the extractor fan are 159 cm high.
- There is a 1.5 bowl stainless steel sink unit with cupboards underneath. The taps are 44cm from the edge of sink.
- A fire blanket is situated on the wall to the right of the kitchen door, as you enter.
- Power sockets are at 18 cm high above the kitchen work surfaces.



Shower Room

- The light switch for the shower room is in the main hall at a height of 115 cm.
- The door opening to the shower room is 69 cm wide, with hooks on the back of the door.
- The shower cubicle is 78 cm x 78 cm, with shower door that is hinged on the right providing a 55 cm entrance gap. There is a 28cm high lip to step into the shower with water control at 105 cm high from the bottom of the shower tray.
- The wash basin is 82 cm high with taps at 12 high above the bottom of the basin.
- The toilet seat is 41 cm high with a flush mechanism at 79 cm high.
- An electric shaver power point is located on the wall at 127 cm high.
- There is a heated towel rail.
- The walls are part tiled with linoleum flooring.



Lounge/diner

- A 70 cm door from the hall leads into the lounge/dining room.
- Free space in the lounge/diner is 240cm x 350 cm.
- The light switch is 115 cm high.
- Thermostat control for the central heating is also on the wall at 115cm high.
- The room has 3 double power sockets at 49 cm high.
- There is a smoke alarm on the ceiling.
- There are two thermostatically controlled radiators; one behind the sofa the other under the window.
- There is a round glass leaf dining table which is 194 cm in diameter and 75 cm high, with two leather dining chairs at 43cm high.
- A cupboard to the RHS of the window, houses the boiler (Glow-worm 24 CXi) and vacuum cleaner. The cupboard door is 54 cm wide with a handle at 102 cm high.
- There is a large leather sofa with a seat height of 44 cm, seat depth of 57 cm, back height of 87 cm, armrest height of 66 cm, and an overall width of 220 cm.
- A coffee table sits in front of the sofa which his 40 cm high and 60 cm wide.
- Three seated cottage style sofa and one matching chair. The seats are 42cm high and the arm rests are 50cm high.
- A 40" remote control TV sits on a 39cm high cupboard, which also contains a DVD/CD Player.
- A 71cm door from the lounge leads into the double bedroom



Double Bedroom

- Access to the double bedroom is from the lounge via a 71 cm door.
- The light switch is 140cm high
- The bed has a king-sized mattress on divan base (62cm high)
- On each side of the bed are bedside units with lamps. These units are 62 cm high x 43 cm wide x 39 cm deep.
- There are double sockets on each side of the bed at a height of 47 cm and one behind the wardrobe
- Free space to sides of bed is 250 cm x 80 cm to the right and 310 cm x 85 cm to the left
- Free space at the bed end is 315 cm x 88cm
- Opposite the bed is a 76 cm wide double wardrobe with a full-length mirror and an 80 cm wide, 3 drawer chest of drawers.
- A 70 cm x 70 cm mirror is on the wall above the chest of drawers, which is 98 cm high.
- The bedroom is provided with sheets, duvet covers and pillowcases, and cotton towels.



Utility Space

- The utility space contains a washer dryer and a worktop that is 98 cm high, 83 cm wide and 61 cm deep.
- The entrance door to the utility space is off the double bedroom and is 69cm wide.
- Lighting is recessed into the ceiling with a light switch at 117cm.
- The utility space also contains the fuse board for the apartment, which is up on the right-hand wall, above the worktop.

Bathroom

- The bathroom is situated off the bedroom via the utility space.
- The door to the bathroom is 66cm wide with handle at 98cm.
- The light switch is just outside the bathroom, in the utility space, on the wall to the right of the door.
- There is a white low line bath (height 56cm) with taps at a height of 45 cm from the bottom of the bath.
- The toilet is at height 40 cm with flush mechanism at 80 cm high and toilet roll holder at 79 cm.
- The sink is at height 81 cm, with depth of 14 cm and taps at 25 cm from the bottom of the sink.
- Situated above the sink is a 75 cm x 60 cm wall mirror and a shaver socket at 125 cm high.
- There is also a heated towel rail
- The walls are part tiled with linoleum flooring.

