

**Victoria, Derwent House, Portinscale CA12 5RD**  
**Access Guide**

If you have any queries regarding the following guide, please email [admin@keswickholidayhomes.co.uk](mailto:admin@keswickholidayhomes.co.uk) or phone 07975 597672. We will be pleased to help you.

**General Statement**

Victoria is a two-bedroom second floor apartment in the newly renovated Derwent House in Portinscale, near Keswick. It has recently been refurbished to a very high standard and offers luxurious contemporary accommodation in a classic Lakeland building.



- The apartment has two double bedrooms and a family bathroom.
- The lounge diner and open plan kitchen has all new appliances, including oven, hob, fridge freezer and dishwasher. The washer/dryer is in the hall cupboard.
- All skirting boards are soft grey/green with white walls and laminate or linoleum floors.
- All bedrooms have lights and USB power sockets beside the beds as well as main lights.
- All door handles inside the property are at 97cm high.
- The property is totally non-smoking.
- All rooms have individually controlled electric radiators.
- All electrical equipment is PAT tested regularly for safety.
- Mobile coverage is generally fair for any service although in bad weather, signal may be interrupted.
- 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 that is checked regularly.

**Car Parking**

There is no allocated parking but on street parking is available in front of the Derwentwater Hotel.

## **Derwent House Entrance**

Victoria is accessed through the main entrance in the corner of the building, next to the car park ramp for Derwent Manor. The threshold step over the front door is 26cm high and 14cm deep and the main door is 74cm wide.

## **Building Hallway and Stairs**

The building main door leads into a small 74cm wide hallway and staircase. The stairway is lit via windows and electric lighting, which is triggered by movement and comes on automatically. The flooring in the hallway is hard wearing entrance matting and the stairs are carpeted.

Victoria apartment is situated on the second floor. There are four flights of stairs leading up to the entrance to the apartment that are configured as follows:

- The first flight has 9 stairs, leading to a small landing with a 90-degree left-hand turn
- The second flight of stairs has 7 stairs, leading to a small landing with a right-hand return
- The third flight of stairs has 8 stairs, leading to a small landing with a right-hand return
- The fourth flight of stairs has 8 stairs, leading to a small landing and the door to the apartment.

Each flight of stairs has a handrail to the right. All stairs are between 18-19cm high and 24-26cm deep.

## **Entrance to Victoria Apartment**

The apartment front door is 69cm wide and is hinged on the right. The lock is operated by a key code at 140cm high.

## **Hallway**

The hallway as you enter the apartment is 58cm wide. The light switch is on the left side of the hallway that is in front of you as you enter and is 115cm high. All rooms lead off the hallway and its free space is 58cm x 260cm.

There is a storage cupboard in the hall which houses a washer/dryer.

## **Lounge/Diner/Kitchen**

Access to the open plan lounge/kitchen/diner is from the entrance hall. The door width is 69cm.

The lights are operated from a large panel that is 115cm high.

There are two double power sockets at 48cm high.

The lounge area has the following furniture:

- One upholstered three-seater sofa with a seat height 46cm and arm height of 57cm
- One upholstered armchair with a seat height 46cm and arm height of 57cm
- A dining table with a height of 77cm and dimensions of 68cm x 122cm
- Two dining chairs with a seat height of 49cm.

There is a light above the dining table at a height of 161cm.

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## HOLIDAY HOMES



There is a free space in the centre of the room of 170cm x 230cm.  
Furniture can be moved to offer greater access when necessary.  
There is a remote control for the TV  
Floors through the lounge/diner/kitchen are hard wood, with a rug in the lounge seating area.  
In addition to an electric powered radiator, the room has an electric heater with remote control.

### **Kitchen/Dining Area (in open plan in Lounge)**

The kitchen/dining area is within the open plan lounge.  
The lights are operated from a large panel by the door that is 115cm high.  
The kitchen has an electric hob and oven with overhead extractor fan, a 2/3 high fridge and 1/3 high freezer.  
There is a rectangular table at 77cm high with two dining chairs at 49cm high and two stools.  
Kitchen work surfaces are 90cm high and 59cm deep with sockets 29cm higher than work surface.  
The sink tap is 53cm from edge of work surface and 7cm higher  
Free space in kitchen is 138cm x 215cm.



## **Master Bedroom**

The door to the bedroom is from the hall and is 65cm wide.

The light switch is 113cm high.

There is a 60cm high double bed.

Free space to sides of bed is:

- 84cm x 264cm to the right
- 74cm x 294cm to the left
- 42cm x 223cm to the end.

There are bedside lights and double USB power sockets on each side of the bed at 75cm high.

The bedroom has a 93cm wide double wardrobe and a dressing table that is 71cm high, 84cm wide and 50cm deep, with a chair that is 39cm high.

There is a shelf that is 65cm high, 95cm wide and 43cm deep.

The bedroom is heated via an electric radiator.



## **Bathroom**

The door to the bathroom is off the hall and is 70cm wide.

The light switch is in the hall by the door and is 115cm high.

Free space in the bathroom 115cm x 80cm.

There is hard flooring throughout.

The toilet height is 42cm with a flush mechanism above at 100cm.

The sink is 85cm high with a tap at 28cm above the sink bottom.

There is a shaver socket at 143cm high.

The bath height is 54cm and its depth is 40cm. The tap controls are at 78cm above the bath bottom.

The bath has an overhead monsoon style shower and a handheld shower head and there is a fixed glass shower screen. Shower controls are at 86cm and 92 cm high above the bath bottom.

There are no handrails in the bath/ shower.

There is an electric heated towel rail.



## **Second Bedroom**

The door to the 2<sup>nd</sup> bedroom is from the hall and is 69cm wide.

The light switch is 115cm high.

There is a 60cm high double bed.

Free space to sides of bed is:

- 40cm x 200cm to the right
- 58cm x 150cm to the left
- 48cm x 225cm to the end.

There are bedside lights and double USB power sockets on each side of the bed at 47cm high.

The bedroom has a 140cm wide double wardrobe and a dressing table that is 71cm high, 84cm wide and 43cm deep, with a mirror and lights overhead, operated by a switch at 115cm high.

The dressing table has a chair that is 42cm high.

The bedroom is heated via an electric radiator.

