

**Latrigg View, 12 Greta Grove House, Elliot Park, Keswick**  
**Access Guide**

If you have any queries regarding the following guide please email [admin@keswickholidayhomes.co.uk](mailto:admin@keswickholidayhomes.co.uk) or phone 07975597672. I will be pleased to help in any way that I can, Aimee Messenger.

**General Statement**

Latrigg View 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.
- 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. There is also a small shingled area at the back of the property, accessed through the recycling compound at the side of the building.

## Car Park

Space No 12 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 136cm 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.

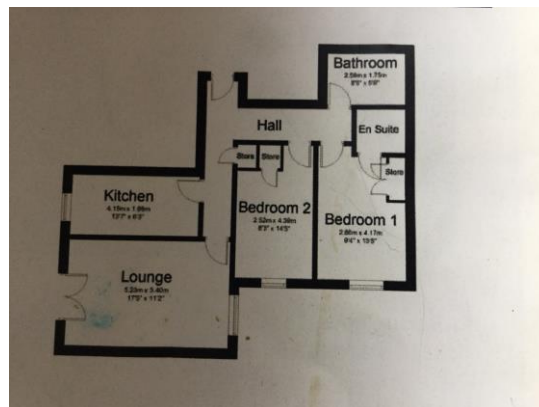
## Entrance to Apartment 12

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

A corridor of length 104cm leads to the front door of apartment 12.

The apartment front door is 78cm wide and keyhole height is 93cm.

The apartment layout is as follows:



## Hallway

The apartment hallway is L shaped, set out as follows:

- one side leading to the kitchen and lounge/dining room - free space is 357cm x 100cm. There are 4 coat hooks at height of 168cm and central heating thermostat is at height 135cm
- the other side leads to the two bedrooms and bathroom – free space 376cm x 85cm. There is an intercom phone for visitor call at height 117cm

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

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## HOLIDAY HOMES

### Kitchen

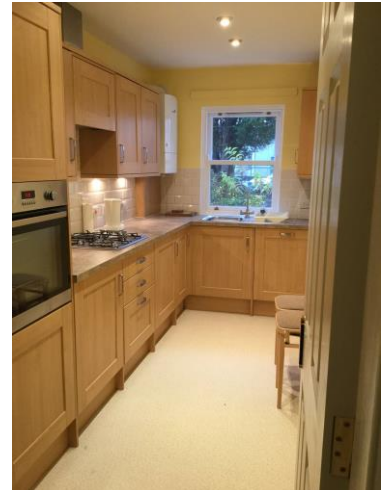
Door width 69cm

Floor covering is linoleum, fitted approx. July 2016

Light switch 134cm high

Work surfaces 93.5cm high, depth 61cm with sockets 10cm higher than work surface.

Free space in kitchen 360cm x 129cm



### Lounge/Diner

Door width 79cm, there is a free space of 87cm x 22cm as you enter the room

3 seater sofa and 2 chairs, seat height 44cm, arm height 61cm

Free space in room approximately 194cm x 395cm

Furniture can be moved to offer greater access when necessary.

There is a fire place with a 5cm step up and there is a removable rug in front of the fire place.

Coffee table – height 47cm

Light switch 133cm high

All sockets are 33cm high or below

Remote control for TV & DVD

2 Patio Doors, total width of 150cm. The right hand door is

68cm wide and the left hand door is 78cm wide. Step height of patio doors is 22cm, with a depth of 25cm

Table circular, height 71cm,

4 dining chairs, seat height 48cm



### Double Bedroom

Bed height 59cm.

Free space to sides of bed 69cm to the right and 68cm to the left

Free space at bed end 201cm x 203cm



### Ensuite Bathroom

Door width 67cm

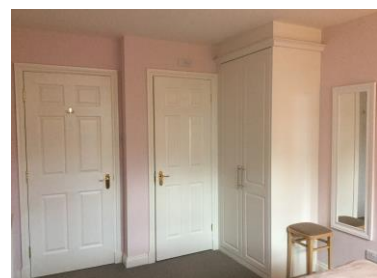
Light switch 134cm high

Toilet 43cm high

Sink 81cm high

Toilet roll holder 84cm high

The floor is linoleum and free space in the bathroom is 113cm x 101cm



## **Twin Room**

Door 75cm wide

2 x 3ft Beds height 57cm

Free space between beds 37cm x 156cm

Free space at bed end 148cm x 174cm



## **Bathroom**

Door width 68cm

Free space 119cm x 164cm

Light switch 123cm high

Floor covering linoleum

Toilet height 42cm

Toilet roll holder 91cm high

Sink 90cm high

Double length shower cubicle, step in 18cm high and 8cm wide

Shower controls 109cm high

Shower handrail 78cm high

External handrail on wall to right of cubicle 87cm high

Electric shaver point and light, height 188cm, pull switch for light, 175 cm

