KESWICK
HOLIDAY HOMES

Riverside View, 5 Elm Court, Elliott Park, Keswick
Access Guide

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

General Statement

Riverside 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.

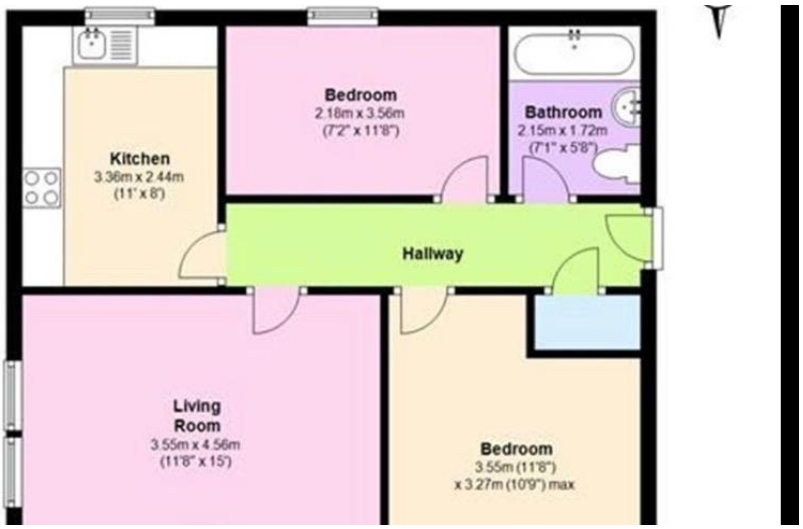


- All skirting boards are white contrasting with the light coloured (white or cream) walls and light oak wooden floors.
- All bedrooms have lights beside or over the beds as well as main lights, most sockets are below 70cm height.
- The property is totally non smoking.
- All rooms have thermostatically controlled radiators which can also be regulated by individual radiator valves.
- All electrical equipment is PAT tested annually for safety.
- Dogs are accepted but are not allowed in the bedrooms.
- 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 brochure 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 which are checked regularly.

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Property layout



Car Park

Space No 5 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 Elm Court.

Elm Court Entrance

No 5 Elm Court is accessed through the second porchway/entrance in the corner of the building.
The apartment Key safe is in the porch area and is 70cm high.
Bell height 137cm; Keyhole height 87cm
Threshold step over front door is 3cm high and 8cm wide.
The building front door 76cm 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 5

There is a door on the left-hand side of the hallway, leading to apartments 5 and 6. The door is 77cm wide. There is a light switch inside the hallway on the right-hand side – height 127cm.
A corridor of length 146cm leads to the front door of apartment 5.
The apartment front door is 77cm wide and keyhole height is 92cm.

Hallway

The apartment hallway is 93cm wide and 535 cm in length. All rooms lead off from the hallway.
There is an intercom phone for visitor call at height 117cm.
Sockets are at least 59cm high throughout.



The apartment has wooden floor fitted throughout except for bathroom and kitchen. There is a jute runner in the hall with non-slip underlay beneath.

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Bathroom



Door width 70cm
Free space 142cm x 121cm
Pull light switch 116cm high
Floor covering - Tile
Toilet height 42cm
Toilet roll holder 89cm high
Sink 82cm high
Bath height 60cm from floor, depth 44cm. Tap height 52cm - in centre of bath. Half size shower screen opens inwards over bath
Shower over bath. Shower controls 110cm high
There is no handrail in the bath/ shower
Over mirror light above sink, switch height 166cm

Twin Room



Door 80cm wide
Light switch height 127cm
2 x over bed lights, switch height 56cm above bed
2 x 90cm wooden framed single beds, height 57cm
Free space between beds 59cm x 172cm
Free space at bed end 112cm x 237cm

Double Bedroom



Door 79cm wide
Light switch, 124cm height
Double wooden framed bed, height 55cm
Free space to sides of bed 45cm x 165cm to the right and 36cm x 165cm to the left
Free space at bed end 161cm x 154cm

Kitchen



Door width 76cm
Floor covering is linoleum, fitted approx. August 2016
Light switch 127cm high
Work surfaces 90cm high, depth 60cm with sockets 37cm higher than work surface.
Sink taps, 50cm from edge of work surface and 10cm higher
Free space in kitchen 122cm x 250cm
Round bistro table (seats 2), 75cm high. 2 x bistro chairs, seat height – 46cm

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Lounge/Diner

Door width 77cm, there is a free space of 80cm x 312cm in the room
Light switch 126cm high
3 seater sofa - seat height, 43cm, arm height65cm
Arm chair – seat height 45cm, arm height 58cm
Ikea arm chair – seat height 40cm, arm height 50cm
Furniture can be moved to offer greater access when necessary.
There is a fire place with a 6cm step up and there is a removable rug in front of the fire place.
2 x coffee tables – heights are 50cm and 40cm
All sockets are at least 62cm high
Remote control for TV & DVD
Table circular, height 74cm,
4 dining chairs, seat height 46cm