



Access Statement

Apartment 3, 24 The Promenade, Cheltenham

Introduction

My self catering apartment, fully refurbished in 2011, is on the first floor above Costa Coffee in a Grade II Regency terrace in the centre of Cheltenham.

I have tried to provide as much information as possible in this statement, if you have any queries please do call. I look forward to welcoming you.

Pre-Arrival

- I have a website at www.24thepromenade.co.uk.
- Bookings/enquiries can be made directly on the website or via email, or phone.
- The nearest bus stop in the town is 25 metres from the entrance. There are regular services to the surrounding area. The main bus station is situated in Royal Well which is 250 yards from the apartment.
- The nearest train station (Cheltenham Spa) is 1.6 miles away. There is a taxi rank in the Promenade 200 yards from the apartment. There are usually taxis waiting at the railway station but it is advisable to pre-book to be certain. Trains from London depart from Paddington.
- I can arrange for shopping to be delivered on arrival.
- I can provide information in large print on request.
- The nearest RADAR toilet is in the town approximately 300 metres from the apartment.

Arrival & Car Parking Facilities

- Full details of arrival by car, train or bus are given in a transport document that is emailed at the time of booking.
- A private, uncovered parking space measuring 3m wide and 6m long is provided outside the apartment, 20 metres from the main entrance door. It is secured by a padlock attached to a hinged metal post. The padlock is fitted at ground level and is opened by the same key that opens the apartment and the main entrance door.

No. 24

THE PROMENADE

CHELTENHAM · GL50 1LR · ENGLAND

- The parking area is level and finished in block paving.
- The parking space is available as soon as the apartment keys are handed over.
- The car park is covered by 24 hour CCTV owned and operated by 24 The Promenade.

Main Entrance

- The main entrance is at the rear of Costa Coffee accessed via County Court Road.
- The entrance is shared between three apartments.
- There are two steps from street level up to the main entrance. The rise is 25cm and 19cm respectively, each with a 30cm go.
- The key hole lock is 106cm from the top of the second step. The same key that you use to open the main entrance also opens your storage cupboard (see later) and your apartment.
- There is a 3.5cm sill in the door frame in which a 1.5cm weather strip is fitted.
- The doorway is 78cm wide, 196cm high and hinged on the left. It opens onto a small entrance lobby measuring 100cm x 98cm.
- Lighting within the whole of the common area is controlled by movement sensors.
- A 90° turn to the right is required and a single step with 18cm rise onto the lower landing measuring 80cm x 90cm.
- A 90° turn to the left is required to 13 steps, each with a rise of 20cm and a go of 24cm. There is a hand rail on the left hand side 90cm high.
- The width of the stairway varies, but at its narrowest point is 74cm.
- The first main landing is approximately 560cm x 200cm.
- There are two fire extinguishers attached to the right hand wall – one 6 litre Foam and one 2Kg Carbon Dioxide – both are 85cm high to the handle.
- A walk-in cupboard on the right hand side stores the waste bins for the apartments.
- Rubbish is put out for collection for you on Tuesdays and Fridays.
- At the end of the landing is a second stairway with 12 steps each with 17cm rise and 27cm go, except for the first step which has a rise of 9cm and a go of 27cm.
- The width of the stairway is 82cm at its narrowest.
- There is a hand rail on the right hand side which is 90cm high.
- At the top of this stairway is another landing (the upper landing) which measures approximately 540cm x 170cm but narrows to 85cm at its narrowest point.
- There is a collection of over 100 DVD's on this landing that is shared between the apartments. The height of the top shelf of DVD's is 165cm high.
- A 180° turn to the left takes you to the entrance to the apartment which is level.

No. 24

THE PROMENADE

CHELTENHAM · GL50 1LR · ENGLAND

The Apartment

- General:
 - All light switches are 7-button scene selectors (mood lighting) at a height of 110cm. Alternatively, lights can be operated using a remote control kept in the bedroom, or the iPad III (supplied) or by downloading an app onto your smartphone.
 - All power points 45cm height apart from kitchen which are above worktops.
 - All door handles are of the brass lever type 85cm high.
 - There is Wi-Fi available throughout at no extra charge.
 - A Fire Alarm covers the whole premises, with detectors in the lounge, bedroom and kitchen.
 - A video door entry intercom system allows the common door to be viewed and opened from the intercom in the apartment. The intercom phone is 125cm high.
 - There is emergency lighting on the common stairways in the event of power failure, but none in the apartment.
 - Sonos Hi-Fi system downloads music or radio stations from the internet (15 million tracks and up to 2,000 radio stations worldwide). The Sonos can be controlled via a remote control unit (normally kept in the lounge), or from the iPad III, or by downloading an app onto your smartphone.
 - Gas fired central heating provides 24/7 hot water/heating as required.
 - A Whole House Ventilation system runs 24 hours a day, 7 days a week and completely changes the air in the apartment every 2 hours.
 - Secondary glazing is installed on all windows apart from the hallway and the bathroom. The special secondary glazing “K” glass keeps the apartment warm in winter and cool in summer so is designed to stay in place all year. With the ventilation system there is no need to open windows and you cannot detach the secondary glazing yourself – they are large, heavy and unwieldy glass panels. However, a panel can be detached for you on request.
 - The décor is off-white walls, controllable mood lighting, fitted carpet (beige – 100% wool with underlay) in all areas except bathroom and kitchen.
 - The key hole lock is 80cm high.
 - The apartment door is 68cm wide, 196cm high and hinged on the right.
 - Inside the front entrance is a hallway.

- Hallway:
 - The hallway measures 106cm x 750cm.
 - There are four coat hooks at a height of 180cm. A collapsible shopping bag and a torch hang from one of these hooks.
 - There is a 2Kg powder fire extinguisher attached to the right hand wall.

No. 24

THE PROMENADE

CHELTENHAM · GL50 1LR · ENGLAND

The height to the handle is 120cm.

- There is a burglar alarm (optional) in the hallway which is 125cm high.
- About 2/3rds the way down the hallways are two steps of 16cm rise to a desk area.
- Before these two steps, a door to the right leads into the lounge.

- Lounge:

- The door to the lounge measures 70cm x 196cm and is hinged on the right.
- The lounge measures 440cm x 342cm.
- Mood lighting with 4 pre-programmed scenes.
- 40" HD 3D LCD Internet TV with remote control, Sky+, Blu-ray DVD player, Stereo with CD and DAB radio
- Two large sash windows have opening lower lights and fixed upper lights.
- Each window has a single full width, full length curtain and a roller blind.
- The curtains are opened and closed manually by drawing sideways.
- Since the ceilings are high (375cm), the curtains are large and require a firm sweeping action to slide the rings along the pole.
- The curtain fabric (in all rooms) has been fire proofed.
- The roller blinds are smooth and easy to operate via a drawer string that is 140cm from the floor, and requires walking between the settee and a table which is quite narrow (25cm).
- There is a 3 seater loose covered settee with feather cushions. It is 210cm wide with a 90cm back and has 45cm high seats.
- An ottoman is available. It is quite light to move and slides on smooth wooden feet.
- The largest free area in the lounge is 145cm x 350cms.
- A circular dining table is 72cm high and 106cm diameter with 4 legs.
- There are two moveable dining chairs with no arms and with seats 46cm high.
- There is a wide, framed opening 140cm wide and 230cm leading onto the kitchen.

- Kitchen:

- Mood lighting with 4 pre-programmed scenes.
- The kitchen measures 340cm x 210cm.
- The worktops are 90cm high
- The free area is 210cm x 145cm.
- There is a fire blanket attached to the wall 140cm high.
- A full sized dish washer has a door opening downwards. The lower shelf is 30cm high and the upper is 70cm high.
- The electric oven includes a grill and has a drop down door. The height of the lowest shelf is 40cm.

No. 24

THE PROMENADE

CHELTENHAM · GL50 1LR · ENGLAND

- The hob is 95cm high, is gas and includes an ignition system.
 - Sink (with disposal unit) is 92cm high.
 - The switch for the disposal unit is in the worktop, behind the kitchen sink.
 - There is an agreement in place between the tenants of 24 The Promenade that all food waste is put down the waste disposal unit in order to minimise odours in the common area.
 - Flooring is varnished wooden boards.
 - The kitchen is well lit with spotlights above work surfaces where required.
 - Kitchen colour is grey, worktops are natural wood.
 - Storage cupboards above and below worktop.
 - Full sized fridge and freezer. Highest shelf in fridge 160cm
 - A large, full height sash window provides daylight to the kitchen area.
 - The window can be opened (lower sash only), but requires leaning over the worktop/sink area and lifting up – which can be awkward.
 - A wooden slatted blind covers the window and can be drawn up if necessary. Because of its size, it is heavy to raise all the way up, so normally this is kept permanently in the down position and the daylight is controlled by turning the wooden slats via an easy drawer string. It still requires leaning over the sink area, but it does not require a strong pull.
 - There is a filtered extractor fan over the hob, the switch for which is 160cm high.
 - Returning back through the lounge and into the hallway again, there are five steps opposite the lounge door that lead onto a small landing with 3 doors. On the left is the bathroom, the right is the bedroom and straight ahead is the boiler and washing machine cupboard.
 - The stairs have a 16cm rise and a 26cm go.
 - There is a handrail to the right of the stairs (ascending) which is 90cm high.
- Bedroom:
 - The bedroom measures 308cm x 310cm.
 - The door is 69cm x 193cm and hinged on the right.
 - Mood lighting with 4 pre-programmed scenes, plus remote control.
 - Double divan bed – King size (5ft) – has two bedside tables each measuring 45cm x 36cm and 74cm high.
 - The bed is fitted with a padded headboard which has been fire-proofed.
 - Bed height is 60cm floor to top of mattress. The height cannot be adjusted.
 - Non feather duvet and pillows are provided.
 - Down pillows are also provided, fitted with dust mite covers.
 - Sheets, duvet covers and pillow cases are cotton.
 - A 32" LCD TV and separate Blu-Ray DVD player with remote control.

No. 24

THE PROMENADE

CHELTENHAM · GL50 1LR · ENGLAND

- Dressing table with 5 small drawers, a wall mounted mirror and an upholstered stool with a seat of height of 46cm.
- Separate free standing illuminated magnifying mirror (x10).
- Portable luggage rack height 53cm.
- Wardrobe with minimum 16 hangers. Rail is 157cm high and there are two small drawers below at ground level.
- Chest of drawers with three large drawers.
- Largest transfer space available to left and right of bed is 60cm and 80cm respectively.
- Bed is movable if more space is required to one side
- Largest free space clear of doors and furniture is 80cm x200cm.
- Level floor across hallway to bathroom.
- Bathroom:
 - The bathroom measures 190cm x 207cm.
 - The door is 69cm x 193cm and hinged on the right.
 - Mood lighting with 4 pre-programmed scenes.
 - Large window with wooden slatted blind operated by drawer string.
 - Large shower (77cm x 155cm) with single door centrally positioned.
 - Thermostatically controlled shower (control height 106cm)
 - The shower head is removable. Top position is 206cm high. The lower rail position is adjustable in height between 90cm and 170cm.
 - Chromium basket in shower to hold soap/shampoo etc is 155cm to 175cm high.
 - Four hooks are provided for gowns and/or towels. Two on the wall behind the door at a height of 177cm and two on the outside of the chromium shower basket at a height of 200cm.
 - Heated towel rail (dual fuel).
 - Bathroom scales provided.
 - Cotton bath mat for use outside shower and non-slip mat provided for use inside shower.
 - Free space in bathroom (free of doors and furniture) is 150cm x 135cm.
 - Soft close toilet seat height 42cm.
 - Space either side of toilet is 25cm to the left and 13cm to the right.
 - Flooring is ceramic tiles with under-floor heating.
 - Floor to ceiling tiles to match floor (cream).
 - Release mechanism on outside of locked door.
 - Basin with vanity unit below. Basin height 87cm.
 - Lit, anti-mist basin mirror 60cm x 125cm.
 - Shaving point is wall mounted at a height of 125cm.
 - Small recessed toiletry cupboard 16cm x 62cm with a hinged mirrored door 160cm high to the mid point.

No. 24

THE PROMENADE

CHELTENHAM · GL50 1LR · ENGLAND

- **Boiler Cupboard:**
 - A small cupboard outside the bathroom/bedroom door measures 90cm x 110cm and houses the boiler, washer/dryer, upright vacuum cleaner, iron and ironing board, deck chairs and a clothes drying horse.
 - The boiler is a gas fired Combi-boiler that supplies unlimited instant hot water plus central heating throughout the apartment. Boiler controls are 175cm high.
 - The temperature of each room is separately controlled via thermostatically controlled radiator valves.

Laundry

- There is a standard size washer/dryer in the boiler cupboard outside the bathroom door.
- A steam iron and ironing board are supplied.

Shops

- Because the apartment is so central there are numerous shops, restaurants, Banks etc. within easy walking distance from the apartment. A selection of the most useful shops is detailed in the information folder stored below the TV in the lounge.

Leisure Facilities

- Cheltenham Leisure Centre (with swimming pool) is 1 mile from the apartment.

Outdoor Facilities

- None associated with the apartment. The nearest park is in Imperial Square which is about 200m from the apartment.
- Outside Olympic size, heated pool – open during summer months – at the Lido which is about a 10 minute brisk walk or a short drive. If driving, parking charges apply at the Lido.

Conference & Meeting Rooms, Banqueting, Clubs, Entertainment

- Not Available at the apartment, but several in town.

No. 24 THE PROMENADE

CHELTENHAM · GL50 1LR · ENGLAND

Additional Information

- Information folder is provided – kept under the TV in the lounge.
- Mobile phone reception is excellent
- Evacuation of apartments is via the main stairway.
- The fire alarm operates a siren. Please let the site manager know if you are unlikely to hear the fire alarm.
- It is illegal to smoke anywhere in the building.
- Pets are not allowed in the apartments.
- Children (up to 16 yrs) are not allowed in the apartments.

Contact Information

- Address: John Stephen, Flat 1, 24 The Promenade, Cheltenham GL50 1LR.
- Telephone: +44(0)1451-820698.
- Email: john@24thepromenade.co.uk
- Website: www.24thepromenade.co.uk
- Local Taxis: Starline Taxis Tel: (01242)250250
A2B Taxis Tel: (01242)580580
- Car Hire: Enterprise Rent-a-car Tel: (01242)514411
- Local Buses: National Express, Marchants, Pulhams etc. See websites below:
http://www.cheltenham4u.co.uk/transport_local.asp
http://www.cheltenham.gov.uk/info/200078/public_transport

We welcome your feedback to help us continuously improve if you have any comments please phone 01451-820698 or email john@24thepromenade.co.uk