

## Wavetop Access Statement

<b>Property:</b>  Wavetop	<b>Address:</b>  404 Carbis Beach Apartments Beach Road, Carbis Bay Cornwall TR26 2JL	<b>Property Classification:</b>  NON ACCESSIBLE
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### Introduction to the Property:

Wavetop is a bright, spacious, double-aspect penthouse apartment located in the Carbis Beach Apartments complex in Carbis Bay. The apartment overlooks the sea with a short steeply sloping walk down to the beach via the beach road or through the garden to the beach road via 17 steps and a sloping gravel path with a series of shallow steps. The apartment is approached through double security gates and offers individual private parking. The car park and all public walkways and stairwells in the complex are well lit at night.

The train station, which offers a regular train service to St Ives, is five minutes' walk from Wavetop along a fairly steep road and path. There is a regular bus service from Carbis Bay to St Ives one way or Truro and Penzance the other. The nearest bus stop is about 600 metres from the apartment at the top of a steep hill.

Wavetop is on one level with an open-plan living and dining area with access to a balcony facing the sea. There is a large hallway, separate kitchen, a master bedroom with en-suite bathroom, a second bedroom and family shower room. There is no lift.

There is a small external verandah at the rear of the apartment.

### Pre-arrival:

Travel directions are supplied to guests on full payment for holiday booking

### Key Collection:

Via Key safe

### Parking:

One allocated parking space is provided within the Carbis Beach Apartments private car park (space number 404)

### Additional Parking:

An additional car parking space may be rented at a cost of £7 per day (£45 per week)

### Access to the Property:

From the level car park there are thirty two steps to Wavetop; a flight of 8 stairs going down from the car park to a small lower landing and three further flights of 8 stairs going up to the front door. Each of the flights of stairs is well lit at night and has a metal hand rail.

### **Entrance to the Property:**

The front door is approached from an external landing which is sheltered by an overhead canopy. There is one small step up to the front door.

The front door is 90cm wide

Inside the entrance there is a flat plastic-backed non-slip weatherproof mat

### **Hall**

The hall is well lit with a combination of natural light from the front door and ceiling lights

The hallway opens onto the kitchen, second bedroom, living/dining area, family bathroom and master bedroom suite. Each of the doorways is 72 cm wide except the doorway to the bathroom which is 74cm wide.

The passageway is 120cm wide opening up to 179cm.

The floor is covered in vinyl wood-effect tiling

### **Living Room/Dining Area:**

The living room/dining area is bright and well lit with natural light from the sea-facing patio doors and the kitchen archway and a combination of ceiling and wall lights. It has level entry from the hallway

The door opening to the lounge is 72cm wide

The living area gives access to the balcony via a set of double patio doors. There is a small step up to the patio doors and a 20cm step down the other side.

The room has a mixture of seating with two sofas and four hard backed dining chairs with padded seats

There is a dining table and a sideboard, bookcase and three small coffee tables which are located at the edges of the room.

There is a 42" smart television with remote control, a CD player and DAB/FM radio and a DVD player each with a remote control. The music system has Bluetooth capability and a port for i-pods. There are two small floor standing speakers on stands one beside the balcony door and one beside the television. The stands are 40cm high.

The floor is covered with vinyl wood-effect tiling as in the hallway with a central rug in the living area with an anti-slip mat underneath.

### **Balcony:**

The sea-facing balcony is accessed via two patio doors from the living area and a single patio door from the master bedroom. There is a small step up to the patio doors from the living area and bedroom a 20cm step down from the doors to the balcony floor.

The balcony has four upright hard backed chairs and a table and is surrounded by metal railings which are 112cm high.

### **Kitchen:**

The kitchen is accessed from the hallway and is open to the living/dining area by way of a half-height archway hatch above the worktop. The door opening to the hall is 72cm wide.

The kitchen is bright and well lit with natural light from the rear window and the hatch and a combination of LED ceiling lights and a string of LED lights under the wall cupboards

There is a double oven and the door of the lower oven drops down. The handle is 120cm above the floor when the oven door is closed

The hob, worktop and sink are each 90cm above the floor

The floor is covered with vinyl tiles

### **Master Bedroom:**

The light and airy double-aspect master bedroom is bright and well lit with a kingsize bed, two bedside tables, a wicker armchair, a six-drawer chest of drawers with 24" smart television on top and a large fitted wardrobe with two sets of hinged double doors which open outwards into the room. There is a DAB/FM radio and Bluetooth docking station.

The height of the kingsize bed from the top of the mattress to the floor is 64cms.

The bedroom offers good colour contrast between the floor, walls and doors, a short pile carpet and non-feather bedding.

There is a set of double patio doors opening onto a Juliet balcony which is surrounded by metal railings 105 cm high from the bedroom floor. There is also a single patio door opening outwards onto the main balcony. There is a small step up to the patio door from the bedroom. The patio door opening is 73cm wide.

The bedside tables are 64cm high.

The largest free space clear of doors and furniture is 160cm by 160cm.

### **En-suite Bathroom:**

The spacious en-suite bathroom is well lit and offers a full-size bath, an extra large semi-circular shower, tall heated towel rail, bidet, toilet and a twin wash basin unit with drawers underneath

Dimensions of all units to follow

The door opening is 74cm wide and the floor is covered with vinyl tiles

### **Second Bedroom:**

The second bedroom is a bright room with two single beds, a bedside table and a six drawer chest of drawers with a 22" smart television on top. The room has a DAB/FM radio and Bluetooth docking station. There is a large glass-fronted fitted wardrobe with two sliding doors. The height of each of the beds from the top of the mattress to the floor is 60cm

The bedroom offers good colour contrast between the floor, walls and doors, a short pile carpet and non-feather bedding

The door opening is 72 cm

The bedside table is 54cm high

The second bedroom offers minimal free space clear of doors and furniture.

### **Family Bathroom:**

The family bathroom has a curved corner shower, heated towel rail, toilet and single wash basin with drawer underneath.

Dimensions of the units to follow

The door opening to the hall is 74cm wide

The floor is covered with vinyl tiles

### **Outside area:**

The seaward side of the apartment complex contains a sloping garden with a gravel path leading down to a gate opening onto Beach Road. The top of the garden is accessible by lift situated in the centre of the apartment block and a further 8 stone steps down inside the apartment block and a further 9 external wooden steps down to the top of the sloping gravel path. The path has a further series of shallow steps at regular intervals.

The private car park is on one level at the rear of the property. The car park and the walkways and stairwells leading to the apartments, are well lit throughout the night.

### **Additional Information:**

Mobility equipment hire services are available from the following:

St Johns Ambulance 01736 795 166

Tremorvah Truro 01872 324 350

Locality of public toilets accessible with Radar keys:

St Ives: Trenwith Car Park  
Superloos (behind Sloop Inn)  
West Pier (behind Lifeboat Station)  
Station Car Park  
Porthmeor  
Lelant: Park and Ride Car Park

Accessible taxis are available from:

ACE Cars 01736 797 799  
D.J.'s Cars 01736 796 633  
St Ives Taxis 01736 793 000

Accessible beaches:

Sloped access:

Carbis Bay, Porthminster, Porthmeor, St Ives Harbour,  
Sennen, Marazion, Perranuthnoe, Praa Sands

Flat access:

Carlyon Bay, Constantine Bay, Downderry,  
Fistral (Newquay), Gorran Haven,  
Gyllyngvase (Falmouth), Hannaford (Looe),  
Maenporth (nr Newquay), Par Sands, Pendower,  
Perranporth, Poldhu Cove, Polzeath, Porthcothan,  
Porthoustock, Porthtowan, Seaton, Summerleaze,  
Swanpool (nr Falmouth), Watergate Bay.

**Disclaimer**

Every effort has been made to provide up to date and accurate information. However, the Owners of this property accept no responsibility for any changes to the above.

***We welcome all feedback, so if you have any suggestions then please feel free to contact us.***