



ACCESS STATEMENT

Lynwood – Apartment 2

Address	Lynwood Church Street St Mary's Isles of Scilly TR21 0JT
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This access statement does not contain personal opinions on suitability for those with access needs. It aims to describe accurately the facilities and services offered to all guests.

Introduction:

Lynwood – Apartment 2 is located in the centre of Hugh Town. Lynwood has transformed from a successful B&B into this new self catering accommodation. Apartment 2 is a 2-floor, one bedroom apartment, located on the second and third floor. A floor plan and photographs are available on our website. An information sheet is also available to download.

Pre-arrival information:

All taxis on St Mary's are private hire and must be pre-booked, whether you require collection from the airport or quay.

There is a transport operator contracted to meet all flights at the airport. A charge is levied for this service.

Most of our holiday homes are within walking distance from the quay and directions are available on our website. A document containing this information is also available to download.

Key collection:

The key will be waiting for you in the door or the door will be open and the key will be on the kitchen or dining room table.

<p>Entrance to premises</p>	<p>Metal gate entering outdoor front patio measures 80cm wide and 124cm high. Two concrete steps leading towards front door, each step depth is 10cm and 18cm. Building entrance door width is 84cm, entering into porch measuring 110cm by 160cm.</p> <p>Door from porch into hallway is 83cm wide.</p> <p>Apartment 2 is located on the second floor.</p> <p>Staircase to the first floor has 15 steps, each step depth is 20cm with banister to left. Staircase from first to the second floor has 15 steps, each step depth is 19cm with banister to left.</p>
<p>Halls, Stairs, Landings and Passageways</p>	<p>Front door width 77cm and 180cm high. Entering into open plan dining room, kitchen and living room.</p> <p>2-floor flat allocated on the second and third floor of the Lynwood building.</p> <p>Staircase from first to the second floor of the flat has 12 steps, each step depth is 17cm, staircase width is 59cm wide, with banister to both sided.</p>
<p>Kitchen</p>	<p>Open plan with dining and living room. Worktop height 91cm. Sink at worktop height with cupboards underneath.</p> <p>Undercounter washing machine is 60cm wide.</p> <p>Undercounter fridge-freezer is 55cm wide.</p> <p>Electric hob is 29cm wide, with 60cm wide oven underneath and extractor fan above.</p> <p>82cm free space between hob and extractor fan.</p> <p>68cm free space between worktop and top cupboards.</p>

	<p>Microwave standing on the shelf – 38cm from top of the worktop to bottom of the microwave.</p> <p>Flooring is Vinyl.</p>
Dining area	<p>Open plan with kitchen and living room.</p> <p>Dining table and 2 chairs. Dining table measures 75cm by 75cm wide and 76cm high.</p>
Sitting room/lounge	<p>Open plan with kitchen and dining room.</p> <p>LCD TV fitted on the wall.</p> <p>Two matching fabric arm chairs.</p>
Master bedroom	<p>Located on the second floor of the flat.</p> <p>Double bed measures 135cm wide and 72cm high from floor to top of mattress.</p> <p>Bedside shelf fitted to the wall measures 65cm long, 22cm wide and 72cm high from floor to top of the shelf.</p> <p>Bedside table on the other side measures 41cm wide and 72cm high.</p> <p>LCD TV fitted on the wall.</p> <p>Ceiling height 73cm at the lowest point and 214cm at the highest point.</p> <p>Largest free space clear of doors and furniture is 360cm by 160cm.</p>
Shower room and toilet	<p>Door width 69cm.</p> <p>Wash basin height 82cm.</p> <p>Toilet seat height 42cm. Space beside the toilet 15cm to left, 112cm to right.</p> <p>Enclosed shower cubicle measures 115cm long, 70cm wide at the narrowest point and 84cm wide at the widest point, 4cm high step into the shower and 64cm wide shower entrance when shower glass door is open.</p> <p>Hard Tile flooring.</p>

Additional information:

- All rooms are carpeted unless specified otherwise.
- Information folder can be reproduced in larger font if required.
- The Isles of Scilly has good mobile phone reception for Vodafone and BT Mobile, including full 4G service – other networks have limited reception.
- Internet access is provided. The code can be found in the holiday home information folder.
- No smoking is permitted in any Scilly Self Catering holiday home.
- Local Public Transport: St Mary's Bus timetable and local taxi operator details supplied in guest information pack.

Future plans:

We welcome your feedback to help us continuously improve our service and comment form is left in all holiday homes for our guests to complete. We then review all feedbacks from guests and notify the owners with recommendations for action.

Contact information

Scilly Self Catering Ltd

Lower Strand

St Mary's

Isles of Scilly TR21 0PS

Telephone: 01720 422082

Email: enquiries@scillyselfcatering.com

Website: www.scillyselfcatering.com