

This access statement does not contain personal opinions as to our suitability for those with access needs, but aims to accurately describe the facilities and services we offer to all our guests/visitors.

ACCESS STATEMENT FOR THE GARDEN AND STUDIO FLAT AT BANK COTTAGE HOLIDAY LETS

Introduction

Our two self catering flats consist of The Garden Flat, which is on ground floor level and The Studio Flat, which is above it. The flats are approximately 10 miles North of the centre of the medieval town of Shrewsbury.

Pre Arrival

We have a web site www.shropshireholidaylets.co.uk with links to photographs of the rooms, directions and full information about the flats. Bookings/enquiries can be made via email bookings@shropshireholidaylets.co.uk or telephone 01694 731 661 and mobile 07791 835 290.

A 50% deposit is required upon booking. Payment is required 4 weeks from arrival. Payment in full, if the reservation is made less than 4 weeks prior to arrival.

Arrival to the Flats

The cottage has a sign on the front wall "Bank Cottage". Directly facing the gate you will see a circular window. The Garden Flat is below and the Studio Flat is above. Parking for both flats is in front of the window and on the gravel drive. On arrival, we personally welcome guests and show them around. There is a gravel path running alongside the building with the field on the left. Follow this path to access both of the flats. The door to the Garden Flat is halfway along the building on the right and the Studio Flat is further along, round the corner and on the right with steps leading up to the door. **Please note that the Studio Flat would not be suitable for people with mobility problems without assistance on the stairs.** There is a good solid wooden banister going up the 13 steps.

Interior of The Garden Flat

To the entrance of the flat, there is a small step of 4" up onto a small paved patio and one into the apartment. These are the only steps.

The door opens directly into a galley kitchen. On the left a door leads into the bathroom, comprising a shower, toilet and sink. The floor is laminate, with a shower mat.

The open plan kitchen leads into the dining / living room – again laminate floor with rug. There is a sofa and comfortable armchair, low coffee table, reading

lamp, chest of drawers, dining table and four chairs. An electric imitation wood burner provides extra heat to the central heating system, which is run on oil and has adjustable valves on each radiator. There is a television, dvd player and cd player.

Off this area are two doors. One leads into the boiler room, which houses the central heating boiler and a washing machine/ tumble dryer and also a hanging rail for clothes. The Hoover and ironing board / iron are also stored here. Recycling boxes are also found in this location.

The other door leads into the bedroom, which has a double bed, two bedside tables with reading lamps and a chest of drawers / dressing table. Access to both sides of the bed is easy and there are rugs on the laminate floor.

There are ceiling lights throughout with a dimmer for the living / dining area. Recess lights under the kitchen units are to be found in the kitchen.

Interior of The Studio Flat

A stable door leads into the flat. On entry into a small hallway, a glass door on the right leads into the kitchen, which has a laminate floor with a rug. Facing the stable door, a wooden door opens into the bathroom. In the bathroom are a shower, toilet and sink. The floor is laminate, with a shower mat.

The main living / sleeping area is to the left of the stable door – again a laminate floor with rugs. There is a sofa and a comfortable armchair. Also in the room are a flexible lamp and a low coffee table, as well as a folding main table and four chairs.

There is a television in the corner, with a DVD and CD player. An electric imitation wood burner provides extra heat to the central heating system, which is run on oil and has adjustable valves on each radiator.

A recess provides space for the double bed and two bedside tables, with two reading lamps. Both sides of the bed have easy access. There are two velux ceiling lights, a circular window and a large window with two opening lights. In the main living / sleeping area, fitted wardrobe and chest of drawers provide ample storage space. A small fitted dressing table with stool, is situated close to the bed. Ceiling lights are throughout with a dimmer for the living / sleeping area. There are recess lights under the kitchen units.

Outside and Garden

The Garden Flat – outside the front door is a small patio with a table and two chairs.

The Studio Flat – outside the front door is a small decking area, surrounded by a balustrade. There is a table and two chairs. Also the recycling boxes can be found in this area.

Bike storage is available for both flats and is in the lock up garage at the top of the garden. A washing line is available on the back lawn of the cottage and is directly opposite the Studio Flat. Guests have the use of a gazebo and barbeque found at the top of the garden in front of the garage.

Additional Information

We have a no smoking policy in the flats. Regrettably no pets are allowed in the flats. Torches can be found under the sinks in both kitchens. A hairdryer can be found in the chest of drawers of both flats and there is also a Hoover in each flat.

We welcome any feedback on the facilities, as we want your stay to be as comfortable as possible. Our Cottage is linked to the two lets by a very small conservatory, so we are ready at hand to deal with any problems, which may arise, and we are firmly committed to constantly improving the flats.