



Cornish
holiday cottage

FISH & SHIPS

ACCESS STATEMENT

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Fish And Chips, 6, Long Store, Station Road, Padstow, PL28 8DB

Introduction

Fish and Chips is a first-floor apartment in the Padstow Collection development on Station Road, Padstow. Set across one level, the apartment comprises of two bedrooms, one ensuite, a family bathroom and a large open plan living/dining/kitchen area, as well as a balcony with estuary views. The apartment is reached via a communal hallway.

Key Collection & Parking

There is a keypad mounted on the external wall of the building, to the left of the front door. This gives access to the communal hallway. Once inside, there is a key safe mounted on the wall to the right, this contains the keys to the apartment. The codes for these will be provided within the pre-arrival email.

There is one allocated space numbered 6 in the car port underneath The Sail Loft and level paved access from the parking space to the communal entrance.

The Property

External Approach & Entrance

- Level paved access from parking space to communal entrance hallway, approx. 20 metres.
- Front door width - 93cm.
- Front door handle height 72.2cm

Hallway

- Karndean flooring
- Door widths- 81cm
- Hallway width- 121cm
- Pale cream walls and white skirting boards.

Living/Dining Area

- Open into the kitchen and balcony.
- Entrance door- width 81cm.
- Level access from hallway.
- Karndean wood-effect floor throughout with large rug in living area.
- L-shaped upholstered sofa, seat height 32cm.

- Wooden rectangular dining table with corner legs - 77.5cm.
- Dining table has 6 x wooden dining chairs with no arms.
- There is a flat screen TV with a remote control.
- Wi-Fi is available at the property.
- Recessed spotlights throughout.
- Pale cream walls and white skirting boards.
- Ample space around furniture.
- Furniture is not fixed in place.

Kitchen Area

- Oven door - integrated, drop down 119cm. Microwave above.
- Worktop and sink height, 90cm.
- White gloss handle less units with white gloss worktop.
- Island unit - white gloss with white worktops, height 89.6cm.
- White walls and skirting boards.
- Ceiling spotlights, worktop lighting, cooker hood lighting.
- Integrated full height fridge/freezer.
- Ample space between units.

Bathroom

- Entrance door width – 81cm.
- Level access from hallway.
- Bath height - 55.2cm
- Shower controls height – 69.7cm
- Shower over bath.
- No grab rails.
- Ample transfer space.
- Ceiling light.
- Grey tiled walls in bath and shower.
- Cream floor tiles, cream walls, and grey skirting boards.
- Ample transfer space.

Bedroom 1, King Room

- King sized bed.
- Level access from hallway.,
- Light brown carpeted floor.
- Access to private paved terrace.
- Entrance door width – 81cm.
- Bed width 150cm, height floor to top of mattress 46cm
- Synthetic duvet and pillows.
- Recessed spotlights and bedside lamps.
- Light grey walls and skirting boards.
- Walk in wardrobe.

Shower Room (Ensuite)

- Entrance door- width 70cm.
- Shower cubicle with sliding door.
- Shower control height 103cm.
- Step into shower height 6cm.
- Limited transfer space.
- No grab rails.
- Grey tiled floor and shower area.
- White walls and grey skirting boards.

Bedroom 2, Twin

- Entrance door- width 90cm
- 2 single beds
- Bed width 90cm, height floor to top of mattress 50cm.
- Synthetic duvets and pillows.
- Recessed spotlights, bedside lamp
- Cream walls and white skirting boards.

Outside space-Balcony

- Accessed via large sliding doors from living area. Sliding door width 149cm. Lip height approx. 3cm.
- Composite decking
- Metal balustrade and handrail.
- L-shaped plastic outdoor sofa and chair, outdoor table.
- Furniture is not fixed in place.

Additional Information

Smoking and vaping are not permitted on the premises. Dogs are not permitted. The property is suitable for children; however, children should not be left unattended.

All measurements are approximate. We aim to be as comprehensive as possible, but we cannot advise on the suitability of the property to suit your party. It is advised that you make your own specific needs known to Cornish Holiday Cottage.

Please read this statement in conjunction with the property descriptions and photographs.

A guide of the general local area can also be found within the property information link within the pre-arrival email.

Contact Us

Cornish Holiday Cottage is brought to you by Cornwall Estates (Padstow) Limited.

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