

ACCESS STATEMENT

Prospect Studio, 60 Nun Street. St.Davids. Pembrokeshire . SA62 6NX

This access statement has been provided for your information. If you have any queries please do not hesitate to contact: Caroline Williamson. Tel: 01437 720374 or email: caroline@stdavidsdestinations.co.uk

Prospect Studio is a newly built first floor studio apartment for up to two people, centrally located in St Davids and with its own parking space.

Location:

- Prospect Studio is in the centre of St.Davids within walking distance to shops, pubs, restaurants and other facilities.
- Well lit street with car parking in owner's gravel drive which slopes up slightly from the road. Otherwise "Pay & Display" car park 100 metres with disabled car parking spaces.
- Drop off point for coaches at top of street.
- Public minibus – frequent service to local beaches and return.
- Public telephone kiosk 200 metres in square. Average mobile phone reception.

Description:

- Entrance to property is via side gate and gravel passage with a single 220mm high slate step. Then turn right to go up an external flight of 10 off 190mm high slate steps (with hand rail) to an external slate landing from which the Studio front doorway (220mm step up to it) is accessed to the right. The doorway is 800 mm wide. The door is half glazed.
- The Studio is all on one level with small kitchen area just inside front door with sink, two ring electric hob, microwave, toaster, kettle, fridge and storage cupboards. Open plan bed / sitting /dining area with door to shower room.
- Quarry tiled floor (reclaimed) with under floor heating
- Small dining area with 2 chairs and extendable table.
- One armchair
- Double bed
- Digital T.V., DVD player (both with remote control).
- Decoratively good. Lighting is good throughout.
- Kitchen worktop height is 930 mm.
- The door to the shower room is 700mm wide and is equipped with a wash hand basin, WC, mains pressure shower, shower enclosure, heated electric towel rail, illuminated

mirror cabinet incorporating shaver point. Bathmat and towels are provided. The flooring is slate with under floor heating.

- Feather pillows and duvets with pure cotton bed linen.
- Light switches are at a height of between 1100 - 1200 mm.
- There is additional bedroom lighting eg. Reading lamps.
- Power points at an average height of 450 mm.
- The studio has under floor heating (hot water type system heated by a gas boiler).
- The domestic hot water is solar heated with gas fired boiler back up. The boiler and hot water tank are located elsewhere.

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