ACCESS STATEMENT

The Stables

Property details

Property name	The Stables
Sleeps	4
Bedrooms	2
Address & postcode	Glen Road, Laxey

Property summary

Luxury ground floor riverside apartment in the heart of Laxey Village. The apartment is arranged on one level, with two en suite bedrooms, an open plan kitchen, dining and living area, and a separate WC. One bedroom has been specifically adapted to NAS M2 standard for wheelchair users, with level access to its en suite wet room and garden.

Nearest bus stop Approx. 5 min. walk uphill.

What3words raves.plates.changed

Sea terminal, Douglas Approx. 15 min. drive

Ronaldsway, Castletown Approx. 30 min. drive.

At a glance

Entrance	Level access via garden path and double doors.
Floors	Single level accommodation.
Parking	Level, concreted parking to both sides of the building.
Wheelchair access	One en suite bedroom and wet room suitable for wheelchair users adapted to NAS M2 standard.

Access throughout the property

Area	Access notes
Arrival & entrance	Level concrete parking and paths lead to the entrance. Double doors provide an 800mm opening with one door open or 1650mm both open.
Moving around	Single level apartment with no internal stairs. Hallway has oak flooring and most internal doorways are 790mm wide with level thresholds.
Living	Open plan kitchen, dining and living area with level access throughout. Kitchen worktops are 900mm high, island 940mm and dining table 790mm. A perching chair is available.
Sleeping & bathrooms	Two en suite bedrooms. The main bedroom is wheelchair friendly, with level garden access and an accessible wet room featuring grab rails, fixed seating an an adjustable shower stool. The second bedroom is not wheelchair friendly and has a 50mm en suite threshold.
Outside	Level concrete path lead to a garden with gravel areas, raised flowerbeds and seating. The main bedroom has level access to the garden through French doors.
Additional notes	Separate WC has a 730mm doorway and is not wheelchair friendly. Light switches are 1150mm high.

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