ACCESS STATEMENT

The Hayloft

Property details

Property name	The Hayloft
Sleeps	6
Bedrooms	3
Address & postcode	Glen Road, Laxey

Property summary

First floor riverside apartment in the heart of Laxey Village. The accommodation has three bedrooms, an open plan kitchen, dining and living area, an en suite wet room and a separate family bathroom. Access is via an external metal staircase and a balocony.

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	External metal staircase, followed by 1 step up to the doorway.
Floors	First floor apartment.
Parking	Level, concreted parking to both sides of the building.
Wheelchair access	Not suitable for wheelchair users.

Access throughout the property

Area	Access notes
Arrival & entrance	Parking is available on level, flat concrete areas to both sides of the building. A metal staircase leads to an entrance balcony, followed by 1 step up to the doorway.
Moving around	The apartment is arranged on one level, with an oak floored hallway leading to the rooms. Internal doorways are generally 790mm wide, with level thresholds expect for the en suite wet room, which has an approximately 50mm raised threshold.
Living	Open plan kitchen, dining and dining area with oak flooring and no internal steps. Dining table is 790mm high, with benches. Seating includes two sofas. Kitchen appliances are mainly at floor or worktop level.
Sleeping & bathrooms	Three bedrooms (790mm wide doors). Double beds are approx. 700mm high, with 390mm clearance either side. The third bedroom can be arranged as a double or twin. En suite wet room has a level shower access, a moderately sloping floor, shower control at 1200mm high. No grab rail provided.
Outside	Parking areas are level and concreted. The nearest bus stop is approximately 120m away uphill and the nearest tram station approximately 100m away. Village shops and attractions are around 100m uphill; Laxey Beach and Harbour are approximately 1km away.
Additional notes	

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