

# Access Statements for Admiralty Tower and The Penthouse

## Admiralty Tower

Overlooking Portsmouth's Historic Dockyard, Admiralty Quarter is a collection of luxurious, modern apartments in the heart of Portsmouth Harbour's vibrant regeneration area.

The Spinnaker Tower and the designer shops, popular bars and fine restaurants of Gunwharf Quays are just 500 metres/545 yards away.

The Admiralty Tower Apartment offers two double bedrooms; one bedroom has an en-suite, there is also a large family bathroom.

The apartment is situated on the twelfth floor and is accessible by lift.

### Pre-Arrival

The nearest railway station is Portsmouth Harbour Station which is under 300 metres/325 yards away from the complex.

There is a taxi rank just outside of the train station.

The Hard Bus Depot is also located just in front of the train station, offering regular services to various locations in Portsea and the surrounding area.

The walk to the complex from the train station/bus depot is along a wide pavement, largely flat but up a slight incline as you approach the complex.

### Key Collection, Welcome and Car Parking

Apartment keys are available for collection from the Car Park Manager's office. The Car Park Manager's office is located next to the Car Park and is accessible via the pedestrian entrance behind Admiralty Tower. The Car Park Manager's office is also accessible from the car park and is less than 5 metres from the closest Blue Badge bay.

Guests at Admiralty Quarter are automatically allocated one parking space per apartment on the upper level of the car park. If guests require disabled parking or would prefer to park on the lower level, this can be arranged.

The car park operates 15 Blue Badge bays. The entrance to the Admiralty Tower block is approximately 10 metres from the nearest Blue Badge bay. The car park and the route to the apartments are well lit.

The route to Admiralty Tower from the car park is tarmac then paved. There are two steps or a short gentle ramp with handrails on both sides.

### Entrance to Property

The doorway into Admiralty Tower is 1100mm/3ft 7" wide, the foyer is well lit by ceiling spots, the floor is tiled. The foyer is manned 24 hours a day by an Admiralty Quarter Concierge. The lifts are located past the Concierge's desk. The clear door opening width of the lifts is 790mm/2ft 7".

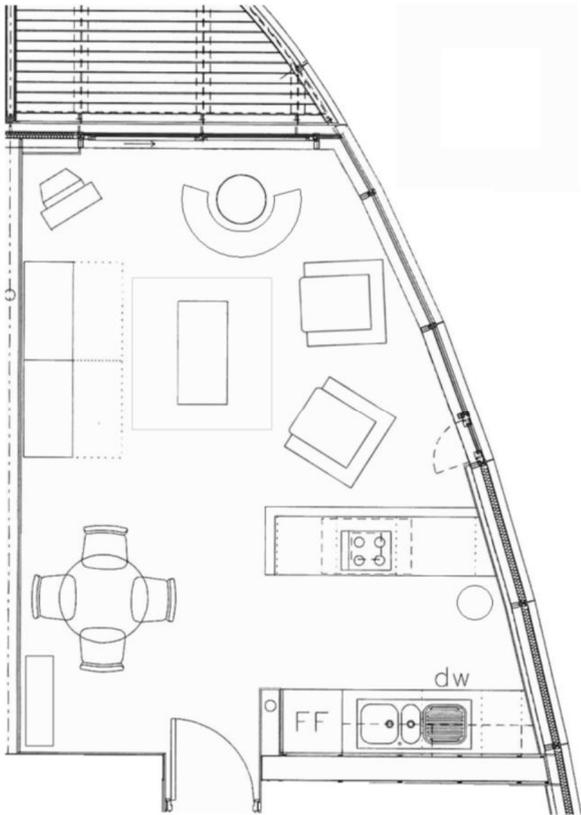
On arrival at the twelfth floor, the hallway is covered with a cream, short pile carpet. The front door of the flat has a clear width of 810mm/2ft 8".

### Hall and Entranceway

The apartment entrance hall is well lit by ceiling spotlights, with laminate flooring. On entering the apartment, the family bathroom may be found to the right.

The hallway leading to the bedrooms and living area is again well lit with laminate flooring. It is 940mm/3ft 1" wide (810mm/2ft 8" where there is a radiator).

### Kitchen & Living/Dining Area



The clear door width to the living area is 780mm/2ft 6½”.

On entry to the living area, the kitchen is to the left. The kitchen entrance and indeed the kitchen floor area itself are 1100mm/3ft 7” wide, the kitchen is well lit by ceiling spots and has a tiled floor.

The kitchen offers an oven with a drop down door, a hob and microwave, both at a height of 900mm/3ft, a dishwasher with drop down drawer and large fridge/freezer. The lowest shelf in the fridge is 1100mm/3ft 7” from the ground. The work surface is at a height of 900mm/3ft.

Glassware and some other crockery are stored in high cabinets, though these items can be moved to a more accessible cupboard on request. The sink tap is a single mixer lever tap and the kettle is cordless and revolves 360°.

The remainder of the living/dining area has laminate flooring and is well lit by ceiling spots. On the left on entering this area is a dining set of a clear glass table and four upright chairs without arms. There is space around the table for a wheelchair, and the clear height under the table is 750mm/2ft 5½”.

Past this dining set, there is a sofa on the left, a coffee table on a thick pile rug, and two swivel chairs. The distance between the sofa and table is 590mm/1ft 11”.

## Balcony

This apartment also offers a furnished balcony, which is accessed through the living area. The balcony doors open to 1100mm/3ft 7” wide.

The family bathroom is immediately to the right on entering the apartment. There is level access to this room; the clear door opening width is 810mm/2ft 8”. The floor and walls are tiled and the room is well lit by ceiling spotlights.

## Bathroom

The shower is over the bath. The lavatory seat height is 410mm/1ft 4”. The washbasin is 785mm/2ft 7” high and has a mixed lever tap.

The en-suite bathroom off Bedroom 1 has a walk in shower with a step up to the shower cubicle. The floor and walls are tiled and the room is well lit by ceiling spotlights. The lavatory seat height is 410mm/1ft 4”. The washbasin is 785mm/2ft 7” high and has a mixed lever tap.

## Bedrooms

The clear door opening width to both bedrooms is 800mm/2ft 7½”. Both bedrooms have one UK standard sized double bed, cream carpets and pale cream walls.

Bedroom 1 has a built in wardrobe with varnished wood doors, mirrored glass side tables and a mirrored glass dressing table. This bedroom also has an en-suite bathroom with a walk in shower. The clear width past the bed to the en-suite bathroom is 520mm/1ft 8½”.

Bedroom 2 also has a built in wardrobe with varnished wood doors as well as dark wood bedside tables and dressing table.

## The Penthouse

Overlooking Portsmouth's Historic Dockyard, Admiralty Quarter is a collection of luxurious, modern apartments in the heart of Portsmouth Harbour's vibrant regeneration area. The Spinnaker Tower and the designer shops, popular bars and fine restaurants of Gunwharf Quays are just 500 metres/545 yards away.

The Marlborough House Apartment offers three double bedrooms; one bedroom offers an en-suite, the other two share a family bathroom. The apartment is situated on the fourth floor, it is accessible by lift but does have internal stairs.

### Pre-Arrival

The nearest railway station is Portsmouth Harbour Station which is under 300 metres / 900ft away from the complex.

There is a taxi rank just outside of the train station.

The Hard Bus Depot is also located just in front of the train station, offering regular services to various locations in Portsea and the surrounding area.

The walk to the complex from the train station/bus depot is along a wide pavement, largely flat but up a slight incline as you approach the complex.

### Key Collection, Welcome and Car Parking

Apartment keys are available for collection from the Car Park Manager's office. The Car Park Manager's office is located next to the Car Park and is accessible via the pedestrian entrance behind Admiralty Tower. The Car Park Manager's office is also accessible from the car park and is less than 5 metres from the closest Blue Badge bay.

Guests at Admiralty Quarter are automatically allocated one parking space per apartment on the upper level of the car park. If guests require disabled parking or would prefer to park on the lower level, this can be arranged.

The car park operates 15 Blue Badge bays. The entrance to the Marlborough House block is approximately 10 metres from the nearest Blue Badge bay. The car park and the route to the apartments are well lit.

The route to Marlborough House from the car park is tarmac then paved. There are two steps or a short gentle ramp with handrails on both sides.

### Entrance to Property

The doorway into Marlborough House is 1100mm/3ft 7" wide. The entrance hall is well lit by ceiling spotlights, the floor is tiled. The lift clear doors open to 790mm/2ft 7" wide. The fourth floor hallway is 1200mm wide, has beige short pile carpet, wall lighting and cream walls. There is a 30 metre walk from the lift to the apartment.

### Halls, Stairs, Landings, Passageways

The entrance hall of the apartment is well lit by ceiling spotlights, with laminate flooring. Off the entrance hall are the family bathroom, second and third bedrooms and the stairway leading to the living and dining area, kitchen and en-suite master bedroom.

The stairway to the upstairs area has 16 steps, is carpeted and has a handrail on one side.

## Dining Area



The upstairs area is open plan and well lit by ceiling spotlights. The dining area has laminate flooring. The dining table and chairs are located at the tops of the stairs.

The height underneath the dining table is 744mm/2ft 5¼". The dining chairs are upright and without arms. There is space around the table for a wheelchair.

## Sitting Room / Lounge



Past the dining area is the living area which is well lit by ceiling spots and has laminate flooring. The clear opening width to access the living area from the top of the stairs is >900mm/3ft.

The living area furniture consists of two large sofas, with seat height of 450mm/1ft 5¾", a low table of 170mm/6½" height and a glass table 420mm/1ft 4½" tall. There is also a unit supporting the TV, DVD player, and iPod dock. The distance between furniture is over 900mm/3ft and the seating and

tables are moveable.

## Kitchen

The open plan kitchen is situated off the dining area; the kitchen is well lit by ceiling spots and has a tiled floor.

The kitchen offers an oven with a drop down door, a hob and microwave, both at a height of 900mm/3ft, a dishwasher with drop down drawer and large fridge/freezer. The lowest shelf in the fridge is 1100mm/3ft 7" from the ground. The work surface is at a height of 900mm/3ft.

Pans, plates, bowls, and cooking utensils are stored in drawers/shelves beneath the work surface. Glassware and other crockery are stored in high cabinets 1650mm/5ft 5" from the ground, though these items can be moved to a more accessible cupboard on request. The sink tap is a single mixer lever tap and the kettle is cordless and revolves 360°.

## Terrace



The private terrace may be accessed from the living area. There is a small step up to the terrace. The terrace is paved with large tiles and has safety railings at either end.

## Bedrooms

Two of the bedrooms are on the lower floor of the apartment. These two bedrooms are not en-suite, they share the family bathroom also located on the lower level.



The clear door opening width to both lower floor bedrooms is 785mm/2ft 7". Both bedrooms have one standard sized double bed. Bedroom 2 is larger, offering 1100mm/3ft 7" space next to the bed. Both bedroom 2 and 3 have cream carpets and walls, with varnished wood doors to the built-in

wardrobes.

Bedroom 1 is located on the upper floor of the apartment, next to the living/dining area. The clear door opening width is 785mm/2ft 7". Bedroom 1 has a king sized bed, cream carpets, green and cream walls, and varnished wood doors to the built-in wardrobes. There is one central ceiling light with five bulbs as well as two bedside lamps. Bedroom 1 has an en-suite bathroom with a walk-in shower.



## Bathroom



The family bathroom is located on the lower floor of the apartment, next to the bedrooms 2 and 3. There is level access to this room; the clear door opening width is 820mm/2ft 8¼". The floor and walls are tiled and the room is well lit by ceiling spotlights.

The shower is over the bath. The lavatory seat height is 410mm/1ft 4". The washbasin is 785mm/2ft 7" high and has a mixed lever tap.

The en-suite bathroom off Bedroom 1 (upper level) has a walk in shower with a step of 250mm/10" up to the shower cubicle. The floor and walls are tiled and the

room is well lit by ceiling spotlights. The lavatory seat height is 410mm/1ft 4". The washbasin is 785mm/2ft 7" high and has a mixed