

## **Accessibility Statement for Annex, Marlow, Bucks.**

### **Introduction**

The Annex provides luxury comfortable serviced self-catering accommodation in Marlow. It is only a 8 minute walk to the town centre. Marlow train station is about 20 minutes walk away. This is a branch line to Maidenhead and from there you can access London Paddington and west to Reading.

The property has one bedrooms and sleeps 2 people (plus baby in travel cot), either in a king size bed or two single beds. The Annex has a patio area out back. The Annex is a new build which has been done to the highest specification.

We look forward to welcoming you. If you have any queries or require any assistance please phone 07737 287 485 or email [enquiries@marlowapartments.co.uk](mailto:enquiries@marlowapartments.co.uk).

### **Pre-Arrival**

The nearest train station is Marlow Station which is about 20 minutes walk away. If travelling with baggage a taxi to Brill Close would be advisable. This is a branch line from Maidenhead. Trains come from London Paddington going west beyond Reading on the First Great Western Service.

The main road outside the house has a tarred footpath. There is a parking place out front of the property. There is footpath that goes around the Annex leading and leads to the entrance at the back of the property.

The nearest shopping area is the High Street, Marlow which can be accessed by residential roads or by footpath through a park with play area which less than 5 minutes walk away. The walk is downhill and then levels out as you get closer to the town. There are dropped kerbs along the way. Marlow has a lovely range of clothing shops, restaurants, cafes, food stores, charity shops, etc.

### **Key Collection, Welcome and Car Parking**

We will meet you at the property with the keys, if you can call 20 minutes before we will be there when you arrive. We also have a key safe where the keys can be left with agreement.

Parking is available for your car in the parking area out the front of the property. There is a gate to the side of the property, which leads down the length of the annex, when you turn the corner you will see the back door. This area is well lit by streetlights and wall mounted lights are set up along the path to the entrance.

### **Entrance to Property**

When arriving by car please drive up on to the drive to park your car. You will need to step up to the path, which leads to the side entrance where the gate is. Enter through the gate down along the side of the building and turn to the left at the end. The entrance to the Annex is on your left.

There is a step up and into the annex over the doorframe. You enter into the kitchen, living area which has a wooden floor and all on one level.

On the left is a stairs which leads to the bedroom and bathroom.

### **Kitchen**

The kitchen is to the right as you enter the Annex.

Dishwasher, microwave and fridge freezer are available. There is a standard size combined washing machine and drier, front loading.

The kitchen is evenly lit with halogen spotlights in the ceilings and under cupboard light is also in place.

Flooring is wooden with under floor heating.

### **Stairs**

The stairs is carpeted and gives access to the bedrooms and bathroom.

### **Sitting Room/Lounge/Dining room**

The sitting room/lounge/Dining room is situated at the front of the building. The room has a mixture of seating with a sofa and leather chair with non-feather cushions. There is a low coffee table, a glass dining table with 4 upright chairs, nest of tables and TV unit. Furniture can be moved.

There is a widescreen digital television with remote control, subtitles, and a DVD player. There is satellite television (Sky) with remote control and broadband with WiFi internet access. Stereo system (CD player, tape deck, tuner and iPhone/iPod lead) can be found on the side table next to the sofa.

Lighting is natural daylight and by night the light switches are to the left of the door when you are facing it. The lighting is made up of spotlights combined with standard lights for softer night lighting and a reading light.

The flooring is wooden with under floor heating and covered with a large rug.

### **Bedrooms**

Bedroom is accessed via stairs and landing from the main living area.

There one large spacious bedroom on the first floor.

Bed linen and towels is provided and beds will be made up on arrival. Linen is 400 thread cotton.

Lighting is natural daylight and at night overhead 2 central lighting with bedside lamps.

Bedroom have short pile carpet, all bedding is non-feather bedding.

### **Bathrooms and Toilets**

The bathroom is off the landing to the back of the house at the top of the stairs.

There is a bath with two shower heads, basin and toilet, natural light with spotlights in the ceiling. Extra lighting is available in the bathroom cabinet. It has tiled flooring with under floor heating.

### **Garden**

A patio area is out the back with raised flowerbeds, table and chairs available to use.

### **Additional Information**

The mobile phone reception is good in the House.

This is a no smoking apartment house and we would kindly ask guests to respect this. No pets are allowed in the apartment, except blind dogs.

The nearest General Hospital with an A&E unit is in Aylesbury and Slough, Minor Injury Unit at High Wycombe.

The nearest Doctor's surgery is in Victoria Road, Marlow, details in the instruction manual at the house.

Further information is provided in the welcome folder. There is a list of nearby attractions and their brochures are available in the house. The local Tourist office is on Institute Road, just off the High Street.

### Contact Information

Address: 2 Ryans Mount, Marlow, Bucks. SL7 2PB

Telephone: 07737 287 485

Email: [enquiries@marlowapartments.co.uk](mailto:enquiries@marlowapartments.co.uk)

Website: [www.marlowapartments.co.uk](http://www.marlowapartments.co.uk)

Grid Reference: Ordnance Survey, Grid reference SU 8497 9653 for Marlow High Street

Hours of Operation: Open year round.

Local Taxi: Maidenhead & Marlow Taxi: 01628 634000

Maidenhead Taxi Firm: 01628 770711

Local Public Transport: Bus 0118959400

Train National Rail: 08457 484950

Travel line: 08712002233