

# **Access Statement for 14 York Street, Bath, BA1 1NG**

## **Introduction**

'Number 14' is a fashionable 3 storey Georgian townhouse located in the heart of the City of Bath.

Some of the principal tourist attractions of the City are within 100 yards of the property: Roman Baths, Bath Abbey and *Thermae Spa* Baths and so on.

The house has been renovated to the highest of standards and offers a stylish combination of original features together with a range of contemporary fixtures and fittings.

## **Pre-Arrival**

- A dedicated website [www.bathlets.co.uk](http://www.bathlets.co.uk) gives general information about the property.
- Bookings / enquiries can be made via email or telephone.
- The nearest bus station in Bath is a 5 minute walk away.
- The nearest train station (Bath Spa) is a 5 minute walk away.
- The nearest airport (Bristol Airport) is a 45 minute drive away.
- No key is needed to enter the building as there is an electronic key pad entry system.

## **Arrival & Car Parking Facilities**

Because of the compact nature of the central part of the City, parking will always be at a premium. The main possibilities are:

- We can provide an 'on street' parking permit (at small additional daily charge). This allows you to park anywhere within the central parking zone of Bath, which includes York Street. A central parking zone map is included in the Guest Manual.

It is usually possible to park in York Street within 50 metres of Number 14, although this cannot be guaranteed. There are other parking options but the use of this permit is by far the easiest and most economical one.

- There are a number of 'pay at meter' car parks within 500 metres of Number 14.
- There are a number of 'Park and Ride' options (see Bath City website)
- If a garage is required, this can be arranged, given sufficient notice, at extra cost.

York Street is a 'no through road' with very little traffic, so you should be able to stop right outside the front door of the property, unload the car and then park as necessary.

- Entry to Number 14 is facilitated by entering the access code into the electronic key pad by the door. Detailed instructions will be provided well before arrival.

## **Main Entrance and Reception**

- Entry to Number 14 is through the front door of the building straight from the pavement.
- There is one step up of 18cms to the front door which is 110cm wide and opens to the left.
- You then will step straight into the lounge/dining room area which has original wooden floorboards, painted dark grey.

## **Hall, Stairs, Landing**

- There are 2 staircases off the ground floor hallway - one leading to the first floor and the other leading to the lower ground floor. The stair width is 71 cm. The flight of stairs which leads to the first floor has 17 stairs with a small split landing after 8 stairs of 72 x 78 cm. There are 15 stairs leading to the lower ground floor, with a small split landing after 4 stairs of 72 x 78 cm.
- The landing on the first floor is 148 x 146 cm and is wooden floorboards.
- The landing on the lower ground floor is 86 x 155 cm and is flagstone.
- The stair cases are full width carpeted.
- The landing area on the ground floor is wooden floor boards.
- There is a window on the split level of both flights of stairs.

## **Lounge/ Dining room**

- Door width is 84 cm.
- Original wooden floorboards with rug.
- 3 seater and 2 seater leather sofas which are 40 cm high.
- Small black coffee table with lamp.
- Pull down light.
- 4 seater circular glass dining table (with foldaway leaves) and 4 chairs. The dining table is 74 cm high. The dining chairs are 46 cm high.
- Desk with internet access point.
- Original fireplace (no fire).
- 5 cushions, 2 throws.
- Cupboard housing ironing board and full mirror.
- 26" flat screen TV.
- Large Georgian sash window with blinds.
- Guest Manual with wide ranging information and instructions.

## **Public Areas General**

- N/A

## **Restaurant / Dining Room, Bar & Bar area, Take Away & Cafe**

- N/A

## **Laundry**

- There is no separate laundry but there is a standard size washer dryer, which is front loading, provided in the kitchen.
- All clean towels and linen are supplied at start of stay.
- If an additional clean is required during the stay, this can be arranged at an extra cost, unless otherwise agreed.

## **Shops**

- There is a newsagent, restaurant and hairdresser within twenty yards and an M&S food-hall within a 2 minute walk.
- The house is situated in the heart of the City and is within 100 yards of Bath's principal shopping area.

## **Treatment rooms**

- N/A

## **Leisure Facilities**

- N/A

## **Outdoor Facilities**

- N/A

## **Conference & Meeting Rooms, Banqueting**

- N/A

## **Clubs & Entertainment**

- There are many establishments situated in central area of Bath City.

## **Bedrooms**

### **First floor bedroom**

- Door width is 84 cm.
- King size bed (5ft) with non feather duvet and pillows and cotton linen.
- Bed is 50 cm high.
- Small dressing table with mirror, full length mirror, hanging space.
- Armchair, bedside tables with lamps, LCD TV with Sky box and DVD player.
- Carpeted throughout.
- A large, spacious room with an open area of 417 x 140 cm at the end of the bed.
- Clear run of 90 cm around the bed.
- Spotlights and lamps.
- Four drawer chest.
- 2 large Georgian sash windows with blinds and curtains.
- Original fireplace (no fire).

### **Lower ground floor bedroom**

- Door width is 84 cm.
- Twin single beds (3ft each) with non feather duvets and pillows and cotton linen.
- Each bed is 50 cm high.
- Large rug covering entire floor bar 6 inches around the edge.
- Large chest of drawers.
- Hanging space.
- Bedside table with lamp.
- Door leading to outside vault with curtain.
- Sash window with blinds.
- 36 inch flat screen TV with DVD player.
- Original fireplace (no fire).
- Large Mirror

### **Bathroom, Shower-room & WC [Ensuite or Shared]**

#### **First floor bathroom**

- Door width is 84 cm.
- Large roll top bath on stone plinths with hot and cold taps. Bath is 63 cm high.
- Sink with hot and cold taps. Sink is 93 cm high.
- Toilet, toilet brush, toilet rolls. Toilet is 43 cm high.
- Towels and basic sundries supplied.
- Heated towel rail.
- Wooden chair.
- Original wooden floor boards with 'auto sensor' floor lighting.
- Cupboard with hanging space.
- Bathroom suite is white.
- Large mirror covering half of one wall.
- Large Georgian sash window with blinds.

#### **Lower ground shower room**

- Door width is 84 cm.
- Large semi open monsoon shower (180 x 75 cm) glazed on two sides.
- Fixed, high level, shower head.
- Shower area is tiled with black mosaic tiles on floor and back wall. Step-up of 15 cms.
- Wash hand basin is made of original stone with hot and cold mixer tap.
- Wash basin is 97 cm high.
- Toilet, toilet brush, toilet rolls. Toilet is 42 cm high.
- Towels and basic sundries supplied.
- Heated towel rail.
- Wooden chair.
- Tiled floor.
- Large Georgian sash window with blinds.
- The fire exit is via the window in the shower room on the lower ground floor.
- The window height is 79 cm and the width of the window is 106 cm.

## **Self-Catering Kitchen**

- Door width is 79 cm.
- Ultra-modern granite and stainless steel kitchen.
- Stainless steel sink with hot and cold mixer tap.
- Premium range (AEG) appliances - Oven, Hob, Microwave, Dishwasher, Washer/drier.
- Kettle, toaster.
- Fully equipped with crockery, cutlery, pans, mixing bowls, glass ware, cooking utensils, trays, chopping boards and much more.
- Tea, coffee, milk, sugar and biscuits provided for arrival.
- Tea towel, hand towel, oven gloves and apron.
- Self catering consumables (dish washer tablets, washing machine tablet, jaycloth and bin bags etc) provided.
- Original feature fireplace (no fire).
- Original wooden floorboards.

## **Attractions (Displays, exhibits, rides etc.)**

- Being located in the heart of the City, attractions such as Bath Abbey, The Roman Baths, and the new Thermae Spa are all within 100 yards.
  - Many other local attractions such as The Royal Crescent, The Circus and the Costume Museum are within easy walking distance.

## **Grounds and Gardens**

- Number 14 has no outdoor area of its own, but there are several places just a short walk away where you can relax in open, outdoor space:-

Abbey Square (25 yards) – large paved area beside the Abbey with wooden bench seating on all four sides, the central area frequently occupied by street musicians and performers.

Abbey Green (50 yards) – ‘tucked away’ peaceful square with grassed central area and huge plane tree.

North Parade (50 yards) – lively bars, restaurants, pubs with outdoor seating on extensive paved area.

Parade Gardens (100yards) - Large park area set below pavement level alongside the river --- lawns, trees, paths, bandstand, kiosks etc

## **Additional Information**

- Pay phone.
- Free internet access, wireless (wifi) or ethernet cable to insert into your computer.
- Good mobile phone reception.

- 'Guest Manual' folder with details of local attractions, restaurants, shops, chemists, emergency contact details, refuse disposal etc.
- Strictly a non smoking house.
- Whilst we do not encourage pets, please enquire as to your needs.
- Spotlights and mood lighting (lamps) throughout.
- Additional beds/cots and baby/child equipment available upon request.
- Smoke alarms throughout.
- Fire exit clearly displayed within the building.
- Floor plan available on our website: [www.bathlets.co.uk](http://www.bathlets.co.uk)

### **Contact Information**

Address: 14 York Street, Bath, BA1 1NB

Telephone number in the property: 01225 446906 (payphone)

Email: [yorkstreetbath@yahoo.co.uk](mailto:yorkstreetbath@yahoo.co.uk)

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

Hours of operation: We try and respond to email enquiries and bookings within the hour. We will always try to deal with guest's queries immediately during their stay with us.

Emergency numbers:

Judith Champion **07711511134** or 01278 793873

Hugh Champion **07771176939** or 01934 511818

### **Future Plans**

14 York Street was acquired by Hugh and Judith Champion in July 2010. It is the intention of the new owners to maintain, and where possible, to improve on the high standards set by the previous owners. Improvements made in 2011 include new dining table and chairs, chairs added in each bathroom, heavy curtain to front door, new chest of drawers in upper bedroom, new 26" LG television on pivot bracket, new cutlery, new crockery and LED lighting in kitchen and lounge and three new original art works hung.

Guest feedback is sought after each stay as to what additional facilities might be supplied and how, if possible, we can improve the existing facilities.

### **Contact Telephone and Email Address**

We welcome your feedback to help us continually improve. If you have any comments or suggestions please phone 01278 793873 or email [yorkstreetbath@yahoo.co.uk](mailto:yorkstreetbath@yahoo.co.uk)

08 January 2012