

Access Statement for Lendal Tower

Introduction

Lendal Tower is a 13th century Grade I Listed Ancient Scheduled Monument located in the centre of York. Situated just off Lendal Bridge, the Tower is accessed via a small cobbled path. The property is located in York city centre, a short walk from York Minster and various restaurants and attractions. The Tower has 3 Bedrooms across 3 floors and a roof terrace.

It is with regret that due to the age profile and listed status of the property Lendal Tower is not suitable for disabled guests. The building and all floors are accessed via stairs making access for those with mobility difficulties challenging.

Pre-arrival

- Full information and the location of Lendal tower is available on the website at <http://www.lendaltower.com>
- Booking/Enquiries can be made via the Lendal Tower website.
- The nearest bus stop is approximately 150 yards away
- The nearest train station is York Station, 0.3 miles away.

Key Collection, Welcome and Car Parking

- There is a locked garage which can accommodate 2 cars outside the property.
- There is no on street parking
- The garage and associated parking is approximately 10-15 metres from the front entrance.
- A tour of the property and the handover of the keys will be completed by a representative of Lendal Tower.

Entrance to Property

- The main entrance to the property has 2 steps: 1 step leading to the inner door followed by 1 step into the entrance hall. Both steps are 150mm in height.
- The front door measures 430mm wide when half opened and 865mm wide when fully opened.
- The inner door measures 930mm wide.
- The rear entrance is locked with a coded gate. Once through the gate the path leading to the rear entrance has 2 small steps.
- The rear door measures 600mm when half opened and 1180mm when fully opened.
 - o The step down to the garden measures 150mm.

Halls, Stairs, Landings, Passageways

- The door leading to the lounge measures 800mm wide.
- The main entrance to the property opens up into an entrance hall with a hanging rail for coats and umbrellas.
- All floors are linked via a wooden spiral staircase towards the rear of the property.
 - o The door to the stairwell measures 780mm in width.
 - o The stairwell is 940mm wide.
 - o Each step is 200mm high.
 - o Each floor has approximately 12 steps.

Sitting room/Lounge

- The entrance hall door leads to the sitting room.
- The floor is York Stone with underfloor heating.
- Furniture is moveable.
- One three seater sofa and 3 single settees.

Dining Room

- The dining room is open plan with the lounge.
- Flooring is York stone with underfloor heating.
- A dining table is in the dining area with 6 chairs.
- Chairs are moveable with no arms rests.

Kitchen

- The kitchen is accessed via 2 steps in the dining area both measuring 190mm in height.
- The door measures 665mm in width.
- The surface heights measure 925mm.
- Fan assisted oven with 5 gas hobs.
- Front loading dishwasher.
- Wine cooler adjacent to the oven
- Raised built-in microwave above work surface
- Television, coffee machine, toaster and kettle on work surface
- Smoke and carbon monoxide alarms fitted
- Flooring is York stone with underfloor heating
- Wi-Fi hub

Bedrooms

- **Mezzanine Bedroom**
 - o Door measures 700mm in width.
 - o Wooden beams on the ceiling measure 1930mm in height, giving a clearance of 6ft-3in.
 - o The entrance to the bedroom is a split step

- Regular double bed
- 2 bedside drawers
- 2 seater settee
- Glass and chrome safety rail
- Wooden flooring
- **2nd Bedroom**
 - Door measures 780mm in width
 - King size bed
 - 2 bedside drawers
 - 2 seater settee
 - Wooden flooring
- **Master Bedroom**
 - King size bed
 - 2 bedside drawers
 - 3 single seat settees
 - Wooden flooring

Bathrooms, Shower rooms and Toilets

- **Ground Floor**
 - Door width measures 640mm.
 - Shower Room
 - Step into the shower measures 150mm
 - Shower enclosed by sliding glass partition
 - Toilet and sink
 - Flooring is York Stone with underfloor heating
 - Mirror hung on the wall
- **2nd Bedroom**
 - Door to en-suite area measures 780mm in width
 - Door to the bathroom measures 800mm in width
 - The four steps leading to the en-suite measure 180mm, 170mm, 170mm and 170mm respectively
 - En-Suite Bathroom
 - Walk in shower with a 30mm step. The entrance to the shower measures 500mm in width.
 - Toilet and sink.
 - Flooring is tiled with underfloor heating
 - Mirror hung on wall
- **Master Bedroom**
 - Main door measures 885mm in width
 - En-suite bathroom
 - Access to the en-suite measures 880mm in width
 - The height of the bath measures 600mm

- Deep bath
- Toilet and sink
- Wooden flooring
- Mirror hung on wall

Roof Terrace

- The roof terrace flooring is timber decking
- It contains a bolted table, several chairs and a flagpole
- The head room in the landing to access the roof terrace measures 1740mm high (5ft 8in) at its lowest point.
- The roof terrace is accessed via a steep wooden ladder/stairs
- The ladder has 8 steps measuring 220mm in height. The final step measures 400mm in height
- The hatch to the roof measures 725mm x 725mm
- The access around the safety barrier measures 690mm in width
- A visual fire beacon is located next to the hatch opening

Garden

- The garden can be accessed via a gate, with a path leading to the rear of the property or through the double doors towards the rear of the dining area
- The outer gate measures 1340mm in width. The inner gate measures 725mm in width
- Three steps lead up to the garden from the rear door, measuring 200mm, 140mm & 140mm in height
- Grass throughout the garden
- Small stoned area with garden table and chairs

Garage

- There is a large garage available with parking for two cars
- The garage entrance measures 2530mm (8ft 3in) in width and 2300mm in height

Additional Information

- Heating is provided by gas central heating throughout
- There is a leather bound information folder with various information about the tower and local area
- Good mobile phone connection on all networks
- Wi-Fi access is provided
- The property is non-smoking throughout

- Domestic waste can be disposed of in the waste bin provided in the garage
- Dogs are not permitted unless approved by the owner