

## **Access Statement**

### **Carrick Bay Apartment**

A newly completed modern ground floor apartment located on the main route into the pretty village with breathtaking panoramic views over the bay and harbour.

The apartment has an open plan living area leading to a spacious double bedroom and ensuite bathroom, twin bedroom and family bathroom with large walk-in shower.

Regrettably, the apartment is not suitable for wheelchair users, due to the door width and steps at the front and the fire escape at the back.

The property is pet friendly with lots of walks from the doorstep of the apartment.

Port St Mary offers a wide range of activities from a 9 hole golf course for those keen golfers, a boat trip that takes you round the coast to the Calf of Man or a steam train ride to Port Erin or Castletown. Just a few minutes walk down the road from the apartment you will find The Albert Hotel which is one of the best local public houses on the Island.

A regular bus service takes you from the south of the Island into Douglas and the main Douglas bus station where you can change buses for several destinations. Details can be found by clicking the following link: <https://www.gov.im/categories/travel-traffic-and-motoring/bus-and-rail/bus-vannin/bus-timetables/>

There are a number of restaurants, cafes and shops on the doorstep, where you can find everything required for a self-catering experience. Some restaurants also offer a takeaway service.

#### **Holiday Let Features:**

**Kitchen:** Electric oven, hob, undercounter fridge, dishwasher, microwave, washer/dryer, Magimix coffee maker, table and chairs with seating for 6 people

**Lounge:** two comfortable leather sofas, coffee table, large smart tv and a recliner Stressless chair

**Bedroom 1:** King size bed, built in wardrobe, dressing table, mirror, stool, mounted TV, hair-dryer, en-suite bathroom with shower and WC

**Bedroom 2:** two single beds, built in wardrobe, dressing table, mirror, stool, mounted TV, hair-dryer

**Bathroom:** large walk-in shower with hand basin and WC

#### **General**

**Parking:** plenty of on street parking available at the front or back of the apartment. There is a public car park a short walk away. The Isle of Man operates Disc Zone parking; a parking disc will be provided free of charge, which you will need to display on your windscreen when parking in designated "Disc Zone parking" around the Island.

**Pets:** Pet friendly limited to two well behaved dogs

**Accessibility:** Unsuitable for those with reduced mobility

**Travel:** 15 minutes from Ronaldsway airport and 30 minutes from the Isle of Man Steam Packet if travelling by ferry. Public transport is linked to both with regular services to Port St Mary. The nearest bus stop is within 50m from the apartment. Taxis are also available and can be found outside of both the airport and boat.

**Heating:** gas centrally heated throughout and the temperature can be adjusted in each room to suit individual requirements using the thermostatically adjustable valves on the radiators.

There are automatic audible smoke alarms in the kitchen, lounge, bedrooms and outside the main bathroom.

### **Features**

Sea view, near a pub, near to beach, near shops, free Wifi, dishwasher, washer/dryer, coffee maker, linen and towels provided, hairdryer in every room, DVD player with a selection of DVDs, en-suite bathroom in the double room, pet friendly, TV in lounge and both bedrooms