

### **The Nest – 2 York Road, Douglas Access Statement**

York Road is 11 miles from The Airport and 1.5 miles from The Sea Terminal.

The Nest is a fully self-contained, self-catering apartment comprising the ground floor of 2 York Road.

The apartment is access via a staircase at the side of the house. This staircase comprises of 11 steps. Each step being 20cm high and 80cm wide.

Entry to The Nest is via a PVC door at the top of the staircase. This door opens into the kitchen/diner area.

The key box is located outside the door.

The Nest consists of kitchen/diner with lounge area through an archway. There is a door from the kitchen to the corridor leading to a bathroom and bedroom. All doors are standard 30" (765mm)

The bathroom contains a shower cubicle, W.C and a wash basin.

The bedroom contains a king-size bed, small wardrobe and bedside cabinets.