



BIKINI TOP ACCESS STATEMENT

Bikini Top is situated in a quiet residential area located 1 minute from Porthcressa beach, 1 minute from the shops and 5 minutes from the harbour. The roads and paved footpaths are illuminated by street lights at night.

Bikini Top is a well maintained spacious three-bedroom first floor apartment.

Access is via a private gate into a paved courtyard. There is a 15cm step from the footpath into the courtyard and two 15 cm steps down into a covered porch. The door access is 78cm wide. A small step into the hall leads to 12 carpeted stairs. The steps are 81cm (w) 23cm (D) and 18cm (H), there is a sturdy handrail on the left.

The stairs lead directly into the kitchen/diner. A retractable stairgate is available at the top of the stairs. The kitchen is modern with laminate flooring and recessed spotlights. The modern kitchen table is standard height and has six standard height chairs that are low backed to sit under the table. All other rooms are accessed via the kitchen with standard width doorways.

The relatively large lounge is carpeted and has two windows. There is seating for six in the form of a standard height sofa and two firm high backed arm chairs with a matching footstool.

The small bedroom is carpeted and has a cabin bed which is 1.2m from the floor and is reached using two wooden steps. There is a half-length wooden safety rail. The mattress is a standard single. There are ceiling recessed spot lights and a small window.

The double room is carpeted with a central ceiling light, a large window and a king-sized bed.

The twin room is carpeted with a central ceiling light, a large window and two standard divan beds.

The bathroom has a tiled floor. The toilet is 40cm high and the basin 79cm high. There is a bath and a separate shower cubicle. The shower has a raised tray of 21cm. There are no rails in the bathroom. The lights are ceiling recessed spotlights. There are two windows.

The apartment is south facing and receives sunlight all day therefore all windows have blinds to help control the lighting levels.

There are fire alarms in the kitchen and main bedroom. These are connected to the main electricity. There is a fire blanket in the kitchen.