

## **Access Statement for Abodebed Ltd**

This Access Statement does not contain personal opinions as to our suitability for those with access needs, but aims to accurately describe the facilities and services that we offer all our guests/visitors.

### **Introduction**

Abodebed Ltd offers 28 self-catering luxury apartments in Hemel Hempstead, Hertfordshire. The apartments are spread over three buildings (i) Handleys Court, Selden Hill, (ii) KD Tower, Cotterells, (iii) Oval View, Cotterells.

There are 7 one bedroom apartments, 5 two bedroom (Classic) apartments, 8 two bedroom (executive) apartments, 7 two bedroom (premium) apartments and 1 two bedroom (superior) apartment. The apartments have a mix of double, kingsize and zip/link twin beds. Each apartment has a main bathroom. Most two bedroom apartments also have 1 or 2 ensuite bathrooms, a living area with sofa, Sky+ TV/DVD player, dining table and chairs, sofa bed and fully equipped kitchen.

We look forward to welcoming you. If you have any queries regarding access or suitability or require any assistance please call or email us for a personal walk-through over the phone or help in deciding which apartment to choose. Telephone 0345 055 9631 (24 hours), 07982 703957 (Mon-Fri, 9am-5pm) or email [reservations@abodebed.com](mailto:reservations@abodebed.com).

### **Pre-Arrival**

All guests are usually personally met by one of team, at an agreed estimated arrival time. Our normal check in time is from 2pm onwards and other times, such as out of hours, are arranged with the guest beforehand.

- An email with full address and check-in arrangements are sent to all guests.
- For out of hours' arrivals, key box arrangements will be provided for self-check in (Handleys Court property only).
- The nearest mainline railway station is Hemel Hempstead for all properties.
- Arriva buses provide regular bus services in and around Hemel Hempstead and Apsley.
- National Express Coaches operate coach services from all airports: London Luton, London Heathrow, London Stansted and London Gatwick.
- We can provide the contact number of a local taxi company.
- The streets surrounding the property are paved and even.
- Generally, access into our Handleys Court building is via our ground floor car park, with the entrance being located in Selden Hill. The car park entrance is gated and can be operated with a remote control key fob, which are given to guests/visitors on arrival. There is also a pedestrian entrance to the right of the gated car park entrance. This can be accessed using a security code, which is provided to guests/visitors on arrival. There is also pedestrian-only access via the front door of the building on St Albans Hill. Guests who are

already checked-in can use the black electronic fob to gain entry to the building.

- Access to our KD Tower property is either via the front pedestrian entrance or via our car park located on Cotterells.
- There is wheelchair accessibility from the car park to the lifts and all floor levels within Handleys Court and KD Tower.
- Access to our Oval View property is via the front pedestrian entrance accessible from our car park located on Cotterells. Apartments are located on the 1<sup>st</sup> and 2<sup>nd</sup> floors with stair access only.
- There is an emergency out of hours' number available, which is given to guests on arrival and contained within our Welcome Folder.

## **Car Parking**

- Onsite parking is available at our Handleys Court, Oval View and KD Tower properties (ground level of building).
- Flooring in the car park areas is concrete and all on one level (no steps).

## **On Arrival**

- Generally, all guests are met on arrival and personally shown into their chosen apartment by a member of our team.
- Our Handleys Court apartments are located on the 3rd, 4th, 5th, 6th, 7th and 8th floors of the building.
- Our KD Tower apartment is located on the 7th floor. There is lift access on all levels at both properties.
- Our Oval View apartments are located on the 1<sup>st</sup> and 2<sup>nd</sup> floors with stair access only (no lift).
- There is no loop system for the hard of hearing at any of the properties.

## **Bedrooms**

- The bedrooms are equipped with either double, kingsize or zip/link beds, which can be configured as Kingsize or twin beds.
- All apartments are equipped with a sofa bed in the living room.
- There is a main overhead light, and a lamp either side of the bed(s).
- All apartments have use of 1 hairdryer, normally located within the master bedroom.

### **Bathrooms, Shower Rooms & Toilets**

- Our 1 bedroom apartments at our Handleys Court location have a separate bath and a separate shower. There is a small step up and over into the shower.
- All 2 bedroom classic, executive, premium and superior apartments have a main bathroom with bath and shower (over the bath with shower screen or curtain).
- The majority of our two bedroom apartments have an ensuite walk-in shower, with toilet and sink. Generally, there is a small step up and over into the shower tray.
- We can provide shower stools and/or removable shower handrails, as required.
- The taps are mixer taps.
- The bathroom is well lit, however there is not a shaver light.
- The bathroom decor is neutral.
- Bathroom flooring in Handleys Court is typically linoleum. Bathrooms in our KD Tower properties have tiled floors.

### **Lounge Area**

- There is a telephone in all apartments. All major mobile providers receive good signal.
- The TV is digital with subtitles/audio descriptions available.

### **Floor Coverings within the Apartments**

- All kitchen areas have either laminate (Amtico) or vinyl flooring.
- The following apartments have laminate/wooden flooring throughout:
  - One Bedroom: Handleys Court 55
  - Two Bedroom (Classic): Handleys Court 23, 45
  - Two Bedroom (Executive): Handleys Court 03, 08, 20, 35, 57
- The following apartments have laminate/wooden flooring in the communal areas (lounge/diner/hall) with carpeting in the bedrooms:
  - Two Bedroom (Executive): Handleys Court 33, 56, 59
  - Two Bedroom (Premium): Oval View 1, 3, 5, 6, 7, 8, 9
- The remaining apartments have carpeting throughout (with the exception of the bathroom(s) and kitchen area).

### **Public Areas - Halls, Stairs, Landings, Corridors**

- The public area stairs and landings are brightly lit, with sensor lighting.
- The floor surfaces are all carpeted, with the exception of the ground floor area/hallway to lift access, which is tiled.
- There is a banister on the stair cases.

### **Future Plans**

We ask for feedback from every guest and act upon suggestions to improve accessibility where possible.

### **Contact Information**

Correspondence Address: 5 Handleys Court, Selden Hill, Hemel Hempstead,  
Herts, HP2 4FW

Telephone: 0345 055 9631 (24 hours/7 days a week)

Reservations: 07982 703957 (Monday to Friday, 9am to 5pm)

Minicom: Not available

Email: [reservations@abodebed.com](mailto:reservations@abodebed.com)

Website: [www.abodebed.com](http://www.abodebed.com)