

Florida Villa Brochure

Your privately owned and managed luxury villa is located in the northern part of Kissimmee, in central Florida. It is about fifteen minutes drive from Orlando Airport, fifteen minutes from Disney, and forty minutes from Sanford Airport.



The villa backs onto the banks of a large lake and nature reserve that is home to an abundance of local wildlife. It is situated in a safe and quiet residential area called Spring Lakes which is within easy reach of all the major holiday attractions and is near numerous golf clubs, shops and restaurants.

The villa is fully air conditioned and accommodates six people very comfortably. It has been furnished to a high standard with light wood furniture and each room tastefully colour co-ordinated in light pastel colours. There are three bedrooms, two bathrooms, kitchen, dining area, utility room and double garage. The kitchen is equipped with telephone, dishwasher, microwave, fridge freezer, cooker, ice maker, coffee machine etc. The utility room houses a washing machine, tumble drier and ironing facilities. The master bedroom has a large double bed, TV, telephone, ensuite bathroom and patio doors leading to the pool. The second bedroom has twin beds and a TV with games console, and the third a double bed and sound system. The dining area seats six people. The lounge includes two

sofas, digital cable High Definition 32" HDTV, DVD, VCR, Sony Playstation and sound system with radio, CD and tape player.



The pool is approximately 30ft in length allowing you plenty of room to swim. It has an electric heating system,



(although you are unlikely to want it heated during the Summer) Should you require the pool to be heated, there will be a charge of £55.00 per week to cover the cost of electricity. The pool is enclosed by a mesh safety screen to keep out insects but let in the sun and is cleaned and maintained by a professional pool cleaning company.

We have tried to provide everything you will need for your holiday including a cooler box, barbecue, high chair and a push chair for young children. A cot is available for hire if required. In addition to the air conditioning there are ceiling fans in the lounge and master bedroom and two powerful free standing fans to help keep you cool wherever you are. All bedding and towels are provided.

We feel that the proximity of the lake and wildlife reserve to the villa makes it special. The lake is host to a wide variety of wildlife including deer, turtles, eagles, buzzards, herons and a whole range of other birds.

A pair of binoculars is provided so that you can enjoy watching the wildlife.

Booking Your Holiday

The cost of renting the villa depends on which season you choose, the prices quoted on the enclosed sheet show the rental for the whole villa for one week.

As most of the UK flights arrive late in the evening many people like to have a few basic food supplies available on their arrival. We can arrange for a food hamper to be placed in the villa on your arrival, and can also arrange for you to be picked up from the airport if necessary.

A £200 deposit will be required to secure your booking for the particular weeks that you require, with final payment due approximately SIX weeks prior to departure. Your Florida Villa Holiday Package (which includes directions to the villa, key, information booklet to help you around the villa and maps of local area) will be sent to you approximately one week prior to your departure date.

It would be advisable if you could let us know as soon as possible which weeks you would like to reserve to save any disappointment.

You can enter the villa on any day of the week as long as it is available. (Your holiday does not have to be from Saturday to Saturday).

It will be necessary to pay a £100 security deposit which will be refunded on return of the villa keys and provided that the villa is left undamaged.

If you would like advice on flights, etc, We will be happy to assist. If you are not in a position to book our villa on this occasion, please feel free to pass the brochure onto your friends and family.

If you have any other queries, please do not hesitate to contact

Val Kilby Tel: 01273 835932, or e-mail: valkilby@villausa.com

BOOKING FORM

NAME:

ADDRESS:

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TEL NO:

VILLA ARRIVAL DATE:/...../..... VILLA DEPARTURE DATE:/...../.....

NUMBER OF NIGHTS NUMBER OF ADULTS NUMBER OF CHILDREN

If you require the pool to be heated please add £55 per week to your final total.

Final payment total: Date final payment due:/...../.....

(Less £200 deposit but including £100 security deposit)

Our management agency in Florida charges \$30 for a food hamper. Pick up and transportation from Orlando Airport is \$50 or \$80 from Sanford Airport. Please contact us if you require any of these services and we will make the necessary arrangements.

TERMS AND CONDITIONS

1. The villa rental begins at 4.00pm on your agreed arrival date and terminates at 10.00am on your agreed departure date. (This allows time for cleaning and preparation of the villa between bookings)
2. If you cancel your booking we cannot undertake to refund any payments unless we are able to re-let the villa. It is important, therefore, to notify us of any cancellation immediately so that we have time to readvertise.
3. A deposit of £100 will be held to cover against loss from or damage to the villa and/or its contents. This deposit will be returned after a satisfactory status report has been received and the keys returned.
4. We do not accept any liability for injury, howsoever caused, as a result of the use by guests of the swimming pool and villa. Guests are reminded that children are not allowed to use the pool without adult supervision.
5. We cannot be held liable for loss or delay occasioned by any of the following: Strikes, Aircraft Grounding, Closure of Airports, Hostilities, Civil Commotion, Terrorist Activities, Weather Conditions or any event beyond our control.
6. Please note that no more than six people should occupy the villa.

I enclose £200 deposit and I agree to pay the final amount plus £100 security deposit SIX weeks prior to departure.

Signature

Date/...../.....

Note that signing this booking form indicates your acceptance of the above terms and conditions.

Please make cheques payable to Brian Warburton and send to Coombe Hill Cottage, London Road, Sayers Common, Sussex, BN6 9HY. Tel: 01273-835932.

e-mail: valkilby@villausa.com