



# Lakeside Villas

[www.lakesidevillas.co.uk](http://www.lakesidevillas.co.uk)

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## FOUNTAIN VIEW

Thank you for your recent enquiry regarding 'Fountain view' our privately owned luxury holiday villa in Florida for which we have pleasure in enclosing details and photographs of our villa, together with booking instructions and rental conditions etc.

This 6 Bedroom / 4 bathroom (2 en-suite) villa, completed in Nov 2004, comfortably accommodates 14 guests and is located in the Hampton Lakes community which is situated just off the US27 approximately two miles south of the US192. As such, it is ideally located for all of Orlando's attractions, shopping areas, restaurants, golf courses and is within easy reach of the Interstate 4 which provides access to either coast of Florida.

The villa is fully registered and licensed with the Florida State Tourist Authority and our local representatives, who ensure that the property is cleaned and maintained to the highest standards, are always on hand to assist in any way possible in order to ensure that you have a trouble free holiday.

Should the accommodation be of interest to you, please ring or fax on the numbers below in order to confirm availability of your chosen dates.

**SORRY, But we only accept family bookings**

Further information is available on our website-  
[www.lakesidevillas.co.uk](http://www.lakesidevillas.co.uk)

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**Tel / Fax :01204 596651**

61 Midford Dr, Springfield Gardens, Bolton, England. BL1 7LY  
e-mail - [info@lakesidevillas.co.uk](mailto:info@lakesidevillas.co.uk)

## **HAMPTON LAKES** **FLORIDA**

### **HAMPTON LAKES**

Hampton Lakes is set among orange groves and gently rolling hills. It is an exciting new development and certainly one of the most impressive. The community boasts luxury appointed homes with sparkling pools which create an atmosphere of relaxing peace and tranquillity. Communal facilities include children's playground, tennis courts, basketball court, beach volley ball court and an additional larger swimming pool.

Located off Highway 27 approximately 2 miles south of the western end of Highway 192, Hampton Lakes is a 10 minute drive from **Splendid China** and only 15 minutes from **World Drive**, the entrance to **Disney World, Animal Kingdom, Epcot Centre, MGM Studios, Blizzard Beach, Typhoon Lagoon, Pleasure Island, Disney Village and Downtown Disney**. **Seaworld** is 20 minutes away and within 30 minutes you can reach **Universal Studios, Universal Islands of Adventure, Downtown Orlando, The Beltz outlets and Florida Mall** (the states largest shopping mall). Equally, both coasts are within easy reach using Interstate 4 with **Cocoa Beach and Kennedy Space Centre** about 1 hours drive away, whilst **Tampa** and the **white sands of the Gulf coast** can be reached comfortably within 1 1/2 hours. There are numerous golf courses within 30 minutes drive.

Two major supermarkets are only 5 minutes drive away and there are a multitude of small, good quality family restaurants as well as all of the national chain restaurants along Highway 192.

### **THE VILLA**

The villa, completed and furnished in Nov 2004, is a detached villa, set in a prestigious location in the centre of the community. The rear of which overlooks a magnificent lake with fountain feature . The pool / patio area of the villa is south facing thereby affording all day sunshine.

With some 3145 square feet of living space and 1000 square feet of private screened pool and patio area. The villa is much larger and better appointed than most properties offered for holiday rental in the Orlando area.

The property is fully air conditioned throughout and ceiling fans are fitted in the principle rooms to assist in the circulation of warm or cool air.

The villa sleeps 14 guests very comfortably and a cot and high chair are also provided for those most important little ones in the party.

A floor mounted safe is fitted in the villa for the protection of guests valuables, passports, tickets etc.

## **ACCOMMODATION DETAILS**

### **HAMPTON LAKES** **FLORIDA**

#### **Family Room**

A spacious 22 ft x 14 ft room with vaulted ceiling overlooking and providing access to the pool, patio and Jacuzzi area. Comfortably furnished in typical Floridian style with soft relaxing colours and textures including a 32 inch remote control cable T.V., DVD player and portable CD player

#### **Living / Games room**

A generous 18.6' x 19.9' room providing additional living space furnished in a similar style to the main family room including a 7 seater settee, 52 inch cable T.V. and a fully equipped Pool Table as an extra touch for your enjoyment. For those who wish to relax in other ways, we have also provided a play station with dance mat, a number of family games and a modest library for your perusal.

#### **Dining Room**

A 12' x 10' formal dining area furnished with an 8 seater dining table and chairs

#### **Kitchen**

A 9.6' x 14' centrally located kitchen in between the family and dining rooms. The kitchen is fully fitted and incorporates a 4 seater breakfast bar and all the facilities you would expect, including; a full size self cleaning electric cooking range, microwave oven, dishwasher, waste disposal unit, fridge freezer coffee maker, blender, electric can opener and many other labour saving devices and also a telephone from where guests can make local calls free of charge. Long distance and International calls can be made through the use of a pre-paid telephone card which can be purchased at any drug store, convenience store, gas station or supermarket.

#### **Laundry**

Equipped with large capacity commercial automatic washing machine and tumble dryer.

#### **Pool / Patio area**

A South facing 60' x 30' fully screened patio area incorporating a 30' x 15' swimming pool and 6 seater Jacuzzi. Furnished with ample comfortable sun beds and reclining chairs, 2 dining tables with parasol, 12 cushioned chairs and gas fired B.B.Q.

The pool is fitted with automatic cleaning and filtration equipment, underwater lighting, and an electric heater for the cooler months in the winter. The Jacuzzi, with its' own underwater lighting can be separately heated by gas.

continued overleaf

### **Master Bedroom en-suite**

Overlooking the pool area, this 18' x 14' bedroom , fully furnished with a dresser, mirror and nightstands and boasting a huge American King size bed, spacious en-suite bathroom comprising of ; double wash basins, bath tub, large walk-in shower and a separate WC, hair dryer. From the en-suite there is access to the large walk in wardrobe which contains the safe and ample room for the suitcases .There is also a separate sitting area and a TV.

### **Master 2 en suite**

15.11' x 11.2' Fully furnished with dresser, mirror, night stands and a King size bed, walk in wardrobe and en suite bathroom including a wash basin, toilet and walk in shower.

### **Bedroom 3**

12.4' x 11' Fully furnished with a dresser, mirror, nightstands and a Queen size bed, walk in wardrobe .T V and hairdryer

### **Bedroom 4**

12.5' x 15.5' Fully furnished with a Queen size bed and walk in wardrobe. T V and hairdryer.

### **Bedroom 5**

13' x 11.6' Fully furnished with 1 double bed and 1 single bed and walk in wardrobe. T V

### **Bedroom 6**

14.3' x 12' Fully furnished with 2 single bunk bed and 1 single bed and walk in wardrobe . TV

### **Main Bathroom**

Located between bedrooms 4 and 5 comprising of his and hers wash basins, toilet and bath/shower.

We do NOT have any sofa beds as we like all our guests to enjoy comfortable beds. A cot,highchair and a buggy is provided free of charge for those most important little guests.

*N.B. The garage area has been converted to form the living/games room and this property does not therefore have garaging facilities. There is however, ample driveway for the parking of motor vehicles.*

## **CONSIDER THE ADVANTAGES OF RENTING YOUR OWN VILLA**

One of the main reasons that an increasing number of people are choosing this style of holiday over the conventional hotel based trip, is the enjoyment and freedom of your own home with the extravagance of having a swimming pool and a Jacuzzi reserved for your own family's personal use.

You may be surprised to find that this style of holiday, which offers total freedom, need cost no more (and more often costs less) than the equivalent holiday in a hotel.

E.g.

A party of 12 staying in a standard hotel would need at least 3 family rooms (that is a room containing 2 double beds to sleep 4 people) at an average cost of £50.00 per night.

£50.00 x 3 rooms = £150.00 per night

£150.00 per night x 7 nights = £1050.00

Whereas our villa prices range from £750.00 to £995 per week for the same occupancy, (or from £62.50 per person, per week), but with more luxury, offering you a saving on your accommodation of between £55.00 and £300.00 per week with the bonus of having at least 10 rooms for your enjoyment instead of just 3!

Not to mention;

No need to carry a suitcase full of poolside necessities for the day down to the pool area

No need to leave a guard with your possessions whilst you have a drink or a cool in the pool

No getting up at 6am to reserve a poolside sunbed.

No interruptions from chamber maids.

No expensive in-house movie rentals – 50 channel cable T.V. is included

No swimming restrictions – you can swim at any time of the day or night (children must be supervised at all times).

No outrageous bar bills – you can create your own bar, and there's plenty of ice available from the automatic ice facility in the kitchen.

No set meal times – you are free to eat when you like where you like. Your kitchen is fully equipped with all the necessary equipment.

No set menu's – eat what you like. Enjoy a poolside meal for less than half the cost of a hotel dinner or eat out and be spoilt for choice by the many and varied restaurants in the area.

## **BOOKING AND PAYMENT PROCEDURE**

1. Ring or fax *Lakeside Villas* on the telephone numbers below to check the availability of your chosen dates.

**\*Late bookings may be available\***

2. A provisional reservation can be made by telephone and will remain valid for a period of 48 hours.
3. Any booking **MUST** be confirmed by forwarding the completed booking form together with a non refundable booking deposit of £200.00 for each week booked (or part thereof)  
The booking form and deposit must be received within 7 days of any provisional reservation.
4. The full balance together with the security bond (see terms and conditions) **MUST** be received at least 10 weeks prior to departure.
5. For bookings within 10 weeks of departure the full amount payable together with security bond is payable at the time of booking.
6. All payments to be made in pounds sterling or (US dollars as arranged), UK cheques should be made payable to *Lakeside Villas* and forwarded to:  
  
Lakeside Villas, 61 Midford Dr, Bolton, England. BL1 7LY
7. Receipts / acknowledgements will be issued at each stage for all monies received.
8. Directions, maps and other general information will be forwarded following payment of the balance.

### **NOTE**

It is strongly recommended that adequate travel/holiday/medical insurance be arranged for all members of the party at the time of booking in order to cover the eventually of cancellation for reasons beyond their control.

## WEEKLY RENTAL CHARGES

### Hampton Lakes Florida

	January To March excl. Easter	Easter	April & May excl. Half term	May Half term	June	July & August	Sept & October excl. Half term	October Half Term	Nov & Dec excl Xmas/ New Year	Xmas & New Year
Weekly Rental Charge	£865.00	£1145	£1030	£1145	£1030	£1145	£1030	£1145	£865.00	£1145
	\$1340	\$1780	\$1600	\$1780	\$1600	\$1780	\$1600	\$1780	£1340	\$1780
Additional Nights (Per Night)	£110.00	£150.00	£130.00	£150.00	£130.00	£150.00	£130.00	£150.00	£110.00	£150.00
	\$170	\$225	\$1200	\$225	\$200	\$225	\$200	\$225	\$170	\$225

Based on Saturday to Saturday stay. Bookings are for a minimum 1 week

### Discounts offered for bookings of 3 weeks or more LATE BOOKINGS MAY BE AVAILABLE

#### Optional Extras

Pool Heating	£115.00/wk if pre booked, or \$180.00/wk locally
Jacuzzi Heating	£80.00/wk if pre booked, or \$140.00/wk locally
Pool and Jacuzzi Heating	£160.00/wk if pre booked, or \$250.00/wk locally

**There are no additional charges for use of cot, high chairs, safe facilities etc.**

All prices are quoted in £ sterling unless otherwise indicated and are inclusive of all taxes and are independent of the number of guests up to a maximum of 14.

The above rental charges are inclusive of Electricity (except pool heating), Water, Air Conditioning / Heating Local Telephone Calls, Cable Television, Maintenance / Cleaning and use of the swimming pools (private and communal) throughout your stay, Refuse collection, Local and State Taxes, Housekeeping / Cleaning before and after your stay, Maintenance of the gardens, use of the Floodlit Tennis, Basketball and Beach Volleyball Courts, use of Linens, Towels and all Furniture, Fixtures and fittings.

**If you are unsure of anything please ask**



# Lakeside Villas

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## BOOKING REQUEST FORM

PLEASE FILL IN ALL SECTIONS IN BLOCK CAPITALS

**NAME / REFERENCE No OF REQUESTED VILLA:** \_\_\_\_\_

**PARTY LEADER DETAILS:**

**NAME (MR/MRS/MISS)** \_\_\_\_\_

**E-mail** \_\_\_\_\_

**ADDRESS** \_\_\_\_\_

**CONTACT TEL. No'S (Inc std)** \_\_\_\_\_

**POSTCODE** \_\_\_\_\_

**PARTY MEMBER DETAILS** (Please note that the number of occupants will be verified by our local representatives)

	Initial	SURNAME (Party leader first)	Age & Date of birth (for insurance purposes)	
			Age	D.O.B.
1				
2				
3				
4				
5				
6				
7				
8				
9				
10				
11				
12				
13				
14				
15				
16				

**WE REQUEST TO RENT THE ABOVE VILLA**

**FROM:** \_\_\_\_\_ / \_\_\_\_\_ /200 (After 4pm)

**UNTIL:** \_\_\_\_\_ / \_\_\_\_\_ /200 (Before 10am)

**AT A COSTING OF:**

Week/s @ \_\_\_\_\_ £

Week/s @ \_\_\_\_\_ £

Additional nights @ \_\_\_\_\_ £

Week/s Pool Heating @ £100.00 \_\_\_\_\_ £

Week/s Jacuzzi Heating @ 70.00 \_\_\_\_\_ £

Week/s Pool+Jacuzzi Heating @ £140.00 \_\_\_\_\_ £

**TOTAL RENTAL COST** \_\_\_\_\_ £

I hereby certify, on behalf of the opposite named persons, by whom I am authorised to make this booking consisting of the items shown above, that I am over 18 years of age, and that I have read, understood and agreed to the booking and payment procedure and the terms and conditions of contract.

**I enclose the required deposit consisting of ;**

**Booking deposit (£200.00 week/part thereof)** \_\_\_\_\_ £

**Total enclosed** \_\_\_\_\_ £

NOTE; For bookings within 10 weeks of departure, the full amount including the security bond is payable immediately

I hereby agree to forward the full balance, together with the security bond, no later than 10 weeks prior to the date of departure. I am fully aware that if this payment is not made by the due date it will be deemed as a Cancellation.

**Signature (party leader)** \_\_\_\_\_

**Date** \_\_\_\_\_

Cheques should be made payable to LAKESIDE VILLAS and forwarded to the address below

ACTION	DATE	INITIAL	NOTES	Booking Ref.
Dep Rec/Ack				
Bal Rec/Ack				
2Wk				
Bond Rtn				

Tel / Fax: 01204 596651 e-mail info@lakesidevillas.co.uk  
61 Midford Dr, Springfield Gardens, Bolton, England. BL1 7LY

# **TERMS AND CONDITIONS**

## **1. BOOKING**

The booking form must be completed and signed by the party leader (the client) who must be over 18 years of age. The signing of the booking form shall be deemed to constitute the acceptance of the booking and payment procedure/Terms and Conditions by the client and shall be a warranty by the person so signing that they have the authority to act on behalf of the persons named on the booking form including any substitutions or additions by any subsequent agreed amendments to the booking.

The procedures and conditions will still apply even if for any reason the booking form has not been completed by the client e.g., in the case of a late booking requested by telephone which necessitates immediate commitment.

The booking is not accepted until the completed and signed booking form together with the appropriate deposit has been received and the acknowledgement/receipt has been issued. If the booking is not accepted for any reason the deposit will be refunded in full. Amendments to, or cancellation of a booking by the client will be subject to the provisions of sections 6 and 8 of these terms and conditions.

The accommodation cannot be shared, assigned or sublet and only the persons shown on the booking form are permitted to stay in the property. Persons/children under the age of 18 are not acceptable unless accompanied by parents or an adult. No pets permitted. No smoking is permitted inside the property.

## **2. PAYMENT**

Deposits and payments are to be made in accordance with the booking and payment procedure. Failure to comply with the payment procedure will be deemed to be a cancellation by the client and will be subject to the cancellation charges as detailed in section 8.

## **3. THE RENTAL PERIOD**

Reservations run Saturday to Saturday and are for a minimum of 7 nights (other than by arrangement).

The villa is available for occupation from 4pm (local time) on the day of arrival until 10am (local time) on the day of departure. Vacating after 10am may incur charges equivalent to one days accommodation cost.

## **4. RENTAL CHARGES**

The villa rental charges and the items included are as detailed under "Weekly Rental Charges."

## **5. PRICE GUARANTEE**

The rental price for the villa is fully guaranteed when the deposit has been paid and the acknowledgement/receipt has been issued.

## **6. AMENDMENTS**

The effective date of any amendment is the date on which details of the proposed amendment/s are received in writing.

## **7. THE SECURITY BOND**

The client is solely responsible for any damages or breakage(s) that may be caused to the property or to its contents and also for any loss of items in the inventory during their stay. Therefore a £200.00 refundable security bond payable with the final balance will be held against such an eventuality. The villa is inspected both before and at the end of each occupation and upon confirmation that all is in order, this deposit will be refundable in full. Since it is not possible to check the accommodation before departure, the security bond will be reimbursed as soon as possible after return. Charges for damages/losses or any maintenance/repairs to the premises, equipment, amenities or fixtures necessitated by misuse will be at the discretion of *Lakeside Villas* and will be deducted from the security bond. In the event of any damage/loss which is assessed to be in excess of the security bond, the client will be held responsible for full reimbursement of the outstanding amount within fourteen days.

It is important that the property be left clean and tidy at the end of the rental period.

**Continued overleaf**

## Terms and Conditions Continued

### 8. CANCELLATION BY CLIENT

Any cancellation by the client must be notified in writing directly to *Lakeside Villas*. Cancellations by telephone will not be accepted. In the event of cancellation by the client, the following charges will apply:-

<u>PERIOD BEFORE DEPARTURE</u>	<u>CANCELLATION CHARGE</u>
More than 10 weeks	Deposit
Less than 10 weeks	100% of all costs (i.e., no reimbursement)

Note: All clients are strongly advised to have adequate travel/holiday/medical insurance in force or all members of the party and for the entire period of rental. (Travel insurance may cover the cost of cancellation for reasons beyond your control.).

### 9. CANCELLATION BY LAKESIDE VILLAS

In the unlikely event that circumstances beyond our or the property owners control necessitate cancellation of the booking, we will refund any monies paid by the party leader (without interest, compensation or consequential loss of any kind),

### 10. INTERNATIONAL TRAVEL REQUIREMENTS

Clients are personally responsible for the provision of international travel/health documentation. Cancellation caused by clients due to incorrect documentation will be charged the relevant cancellation fees.

### 11. FORCE MAJEURE

*Lakeside Villas* and their representatives accept no responsibility whatsoever and no compensation or any other payment will be made if any cancellation or change to the terms of the booking becomes necessary due to war or threat of war, riots, civil commotion, terrorist activities, industrial disputes, natural and nuclear disasters, fire, flood, adverse weather conditions, technical problems with transportation, closure or congestion of airports, alterations or cancellation of schedules by carriers, or any other events beyond their control.

### 12. COMPLAINTS

Should a problem arise whilst on holiday relating to the premises immediate contact should be made with our representatives who will seek to resolve matters speedily. If the problem is not rectified to your satisfaction you should contact us directly on the numbers shown below.

### 13. BROCHURE DESCRIPTION

Whilst all information supplied in the brochure is deemed to be correct and to the best of our knowledge, it is understood that the information and photographs supplied is for guidance purposes only and does not form part of any contract.

### 14. LIMITATION OF LIABILITY

Although every effort is made to ensure that the villa is in perfect condition *Lakeside Villas* cannot accept responsibility for third party claims, accidents, damage to or loss of property, or for any expenses incurred for any reason including changes caused by force majeure, regardless of howsoever they may have occurred, nor can liability be accepted for injury as a result of the use of the pool, howsoever caused. Guests are specifically advised not to allow unsupervised children to use the pool. **GLASS** is **not** permitted in the pool area.

### 15. LAW

This contract is subject to and shall be construed in accordance with the laws of England and the parties hereby submit to the exclusive jurisdiction of the English Courts.