

Keswick View

Booking Conditions 2010

1. Guests

The signatory on the booking form (the Party Leader) must be over 18. You are responsible for the behaviour of the party and for the condition of the property at the end of the stay.

You must take good care of your apartment during your holiday and leave it clean and tidy when you depart.

Any breakages must be reported to us as soon as reasonably practical after they occur.

2. Arrival/Departure

So that apartments can be serviced and inspected between lets, holidays start at 3pm on arrival day and end at 10am on departure day.

Arrangements for key collection/drop-off are detailed in the holiday confirmation letter, which will be sent on receipt of full payment.

3. Payment

For bookings made more than 4 weeks before the start of the holiday we require a deposit of £100 per apartment per week booked.

The balance of the holiday cost must be paid not less than 4 weeks before the start of the holiday. If we do not receive payment by that date, you will be liable to lose your reservation and deposit.

If you book within 4 weeks of your holiday, the whole of the holiday cost must be paid with the booking.

Payments will be accepted by cheque, cash or bank transfer only. We do not accept credit or debit cards.

A contract is formed between ourselves and the Party Leader when we send written confirmation of your booking to you.

4. Occupancy

Each apartment can accommodate up to four adults/children. An additional 'Z' bed is available for use by a child in Castlerigg, subject to extra charge.

We reserve the right to refuse a booking or cut short a holiday if the numbers, composition or behaviour of the party is, in our opinion, unsuitable or likely to have an adverse impact on other guests. Sub-letting of the apartments is not permitted.

5. Children & Pets

Children are welcome at Keswick View. We have limited facilities for babies and toddlers (cot/high chair), so they can only be accommodated by prior agreement.

Pets are not allowed in our apartments.

6. Linen

Bed linen is provided.

Towels are provided on request, subject to extra charge.

7. Gas/Electricity

Charges for electricity and gas central heating are included in the rental charge

8. Smoking

We have a no smoking policy in all apartments and common areas.

9. Access

The property owners and our representative(s) must be allowed access to the property at any reasonable time for essential maintenance or other legitimate purpose, such as a *VisitBritain* quality inspection. Wherever possible, we will try to arrange such visits in advance.

10. Problems & Complaints

If you have a maintenance or cleaning-related problem while at Keswick View, contact Marie Hall at North Lakeland Management on:

Tel/Fax: 01768 771392 Mobile: 07818 085958

Marie will try to resolve your problem: we have an experienced handyman on call to deal with minor repairs.

Any other complaints relating to your stay should be referred to Mrs Gail Newton on 01302 857447.

No complaints will be considered after completion of your holiday, unless they were raised when they arose.

11. Cancellation & Re-Letting

If, for any reason, you need to cancel your holiday more than four weeks before the planned arrival date, then the deposit will be forfeited, since we will need to re-let the apartment(s). We may be able to reschedule your holiday subject to agreement and availability.

In the event that it is necessary to cancel the holiday less than four weeks before the planned arrival date, *you are liable for the full holiday cost.*

However, if we are able to re-let the apartment, then we will refund the balance of the actual rental received by us, less your deposit. Please note that for a 'late availability' rental we may be obliged to accept a lower amount than that originally quoted to you.

You are strongly advised to take out holiday insurance to cover cancellation due to unavoidable circumstances, such as ill health, hospitalisation, death in the family etc.

12. Cancellation by Ourselves

In the unlikely event that your apartment becomes unavailable due to reasons beyond our control, we will try to provide alternative accommodation. However, should this be impossible, all money paid to us will be returned in full and we shall not be under any other liability.

13. Responsibility

We regret that we cannot accept any responsibility for any lost property left behind at the end of your stay. We will make every reasonable effort to return lost property.

14. Liability

In the event of any accidental damage occurring in the property during your stay you may be held liable to pay the excess on any resulting insurance claim made by ourselves, or to pay in full should the amount be less than the excess.

No liability is accepted in respect of loss or damage to guests, your baggage, car or contents resulting from riot, war, strikes, adverse weather conditions, sickness, injury or for loss or damage by a third party. This does not exclude liability for the actions of our employees, agents or subcontractors.

15. Property Information

Every effort is made to ensure that all information provided by ourselves is accurate, whether orally, in our brochure/literature or on our website. All information is provided in good faith; however, no errors or omissions will create any liability on behalf of the owners.

Bookings are accepted on the understanding that you have read the description in the brochure or on the current web-site. The web-site, brochure and booking conditions supersede all previous issues.