

Keswick View Booking Conditions 2025

1. Channel Bookings

Bookings made through third party channels (e.g. Airbnb, Booking.com) are accepted subject to channel-specific terms and conditions. These apply in lieu of those detailed below for direct bookings. Where applicable, specific clauses below (e.g. occupancy) apply as 'house rules'.

2. Guests

The person making the booking (the Party Leader - "you") must be over 18. You are responsible for the condition of the property and for the behaviour of your party. You must take good care of your apartment during your holiday and leave it clean and tidy when you depart. You must report any breakages or damage to us as soon as reasonably practical after they occur.

Online bookings are provisional until confirmed by us. A contract is formed between Keswick View and the Party Leader when we send written confirmation of your booking by email or post.

3. Arrival/Departure

Holidays **start at 3pm** on arrival day and **end at 10am** on departure day to allow servicing between lets.

Following receipt of full payment, we will send a confirmation letter that includes key collection/drop-off and arrival arrangements.

4. 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.

UK payments will be accepted by bank transfer, credit or debit card. We only accept non-UK payments in sterling by bank transfer or credit card.

5. Occupancy

Each apartment accommodates up to four guests. An additional fifth guest may sleep in Castlerigg apartment in a 'Z' bed, subject to extra charge.

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

6. Children & Pets

Children are welcome at Keswick View. We have limited complimentary facilities for babies and toddlers (i.e. cot/high chair), so these need to be reserved in advance.

Pets are not allowed in our apartments.

7. Bed Linen & Towels

Bed linen is provided. Towels are available on request, subject to extra charge.

8. Wi-Fi

Complimentary wi-fi is provided. Service availability cannot be guaranteed and is on a 'best endeavours' basis.

9. Gas/Electricity

Electricity and gas central heating costs are included in the rental charge.

10. Smoking

Smoking is not permitted indoors within Keswick View.

11. Car Parking

Keswick View's car park has one marked space per apartment. Please respect other guests while parking. Public car parking is available locally.

12. Access

The property owners and their representative(s) must be allowed access to the property at any reasonable time for essential maintenance or other legitimate purpose, such as a quality or safety inspection. Where possible, we will schedule such visits in advance.

13. Problems & Complaints

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

Tel/Fax: 01768 771392 Mobile: 07818 085958

We will try to resolve your problem as quickly as practical.

Any other complaints relating to your stay should be sent to andrew.newton@keswickview.co.uk.

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

14. Cancellation & Re-Letting

If you need to cancel your holiday more than four weeks before the planned arrival date for any reason excluding Government restrictions, then you will forfeit your deposit. We may be able to reschedule your holiday, subject to mutual agreement and availability.

If it is necessary to cancel your holiday less than four weeks before the planned arrival date, *you are liable for the full holiday cost*. If we can re-let the apartment, then we will refund the balance of the actual rental received by us, less your deposit and a £50 administration charge.

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. If required, this is available via our website.

If local or regional Government restrictions affect your booking, you may either reschedule to new dates with no amendment fee, subject to the relevant tariff, or receive a full cash refund.

15. Cancellation by Ourselves

Should your apartment become unavailable due to reasons beyond our control, we will try to provide alternative accommodation. Should this be impossible or unacceptable, all money paid to us will be returned in full and we shall not be under any other liability.

16. Lost Property

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.

17. 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 that we may make, or to pay in full should the amount be less than the excess. Normal wear and tear is excluded.

We do not accept liability for loss or damage to guests, baggage, car or contents resulting from adverse weather conditions, sickness, injury, riot, war, strikes or for loss or damage by a third party. This does not exclude liability for actions by our employees, agents or subcontractors.

18. Property Information

We try to ensure that all information provided by ourselves is accurate, including our website, third-party websites, orally or in our literature. All information is provided in good faith. However, no errors or omissions will create any liability on behalf of the owners.

We accept bookings on the understanding that you have read the description on our current website. The website and booking conditions supersede all previous issues.