

**Luxury Villa  
With Private Pool  
Orlando Florida.**



**5 Bedrooms 3 Bathrooms  
Full Air Conditioning  
30ftx15ft Screened Pool  
Lanai**

**Make Your Holiday a Holiday  
To Remember!**

# About Our Villa



Our villa on the community of Greater Groves offer's everything you could want to make your holiday to Florida, a holiday to remember. It's the perfect place to relax after a busy day at any one of the fantastic parks Orlando has to offer.

You will have full use of all the amenities Greater Groves has to offer including: a communal swimming pool, a basketball court and 2 tennis courts. Located at the entrance to the community is a medical centre and within a couple of minutes you will find shops, banks a petrol station and a post office.



# The Villa

Spacious and well laid out this villa comprises of:

5 Bedrooms  
3 Bathrooms  
Family Dining Room  
Large Family Room  
Kitchen  
Alarmed Sliding Patio Door's  
Screened 30' x 15' Heated Private Pool  
With Lanai area  
Double Garage

Should you have any concerns during your stay?  
The management company are only 10 minutes away.

The villa has everything you will need to  
Make your stay comfortable including:

Washing machine  
Tumble dryer  
Dishwasher  
Telephone  
Televisions  
Hi Fi  
Change of Linen  
Towels etc

The Lanai has ceiling fans in place adding comfort  
to those evenings by the pool,  
(It's a great place to plan your day's ahead)



Family Room



Swimming pool and Lanai



The Family dining Room



Master Bathroom



Master Bedroom



Children's Play Area

The Communal Swimming Pool

Tennis Courts



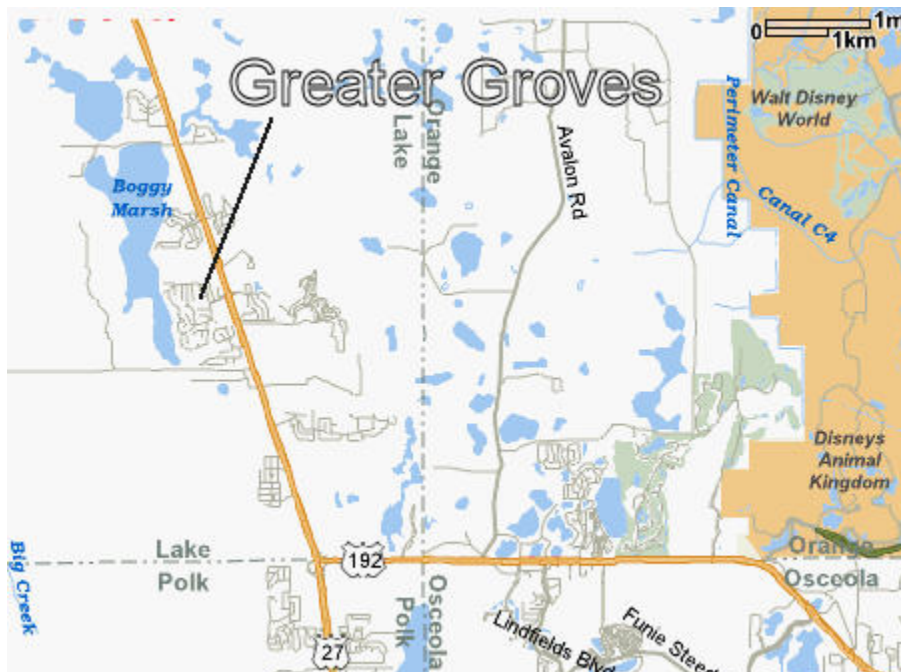
# General Information

## Directions from Orlando International Airport

1. Take the Beeline Expressway (528) West for approximately 13 miles until you reach Interstate 4 (I4).
2. Take Interstate 4 West (signed Tampa) to exit number 64B - you will then join Highway 192.
3. Follow signs for 192 west. Continue on for approximately 8 miles until the road joins the US Hwy 27. Follow the road around to the right heading north and signed Clermont.
4. Follow the US Hwy 27 through three sets of lights then get into the left lane, Greater Groves comes up on the left at the next cross roads. Turn left into Greater Groves.
5. At the T-junction turn left onto Greater Groves Blvd, and then first right into Pekoe Ct. Follow the road to the end and the villa (2106) is on the left.

## Directions from Sanford International Airport

1. On leaving the airport join the Highway 417 heading South (signed as area attractions). Stay on this road for approximately 40 miles until you reach the signs for the Osceola parkway (exit 3).
2. Turn right onto the Osceola parkway and continue until you reach the sign for the Interstate 4 (I4) and Highway 192. Turn left at this sign, which will join with the main road leaving Walt Disney World.
3. Take the first exit right (signs for 192 and US 27). This will put you on the 192 (West). Continue on for approximately 8 miles until the road joins the US Hwy 27. Follow the road around to the right heading North and signed Clermont.
4. Follow the US Hwy 27 through three sets of lights then get into the left lane, Greater Groves comes up on the left at the next cross roads. Turn left into Greater Groves.
5. At the T-junction turn left onto Greater Groves Blvd, and then first right into Pekoe Ct. Follow the road to the end and the villa (2106) is on the left.



## BOOKING FORM

To make a reservation, please return this booking form to the address below together with a cheque for £100.00 per week deposit, and a signed copy of the terms and conditions.

Name	No. of people travelling
Address	Pool heating required at £10 per day Yes / No
	Arrival time approx
	Booking total _____ Less deposit _____ Balance due _____ + Security deposit _____
Postcode	Telephone number

Arrival Date	Departure Date
Time:	

### Names of other party members:


**Please note:** To secure your booking a deposit of £100.00 per week is required. A security deposit of £100.00 per week is also required but this is payable with the final balance approximately 10 weeks before you arrive. This is fully refundable on return from your holiday once we have a satisfactory report from our Management Company. This deposit will be added to the balance of your holiday.

Please return this form together with the terms and conditions form to:  
**Mr and Mrs R.S. Gower-Crane, 38 Osborne Road, East Cowes, Isle of Wight, PO326RY.**  
**Telephone: 01983295962** with any concerns.  
Email: [info@floridavilla2go4.co.uk](mailto:info@floridavilla2go4.co.uk)  
Website: [www.floridavilla2go4.info](http://www.floridavilla2go4.info)

Print name: \_\_\_\_\_ Signature: \_\_\_\_\_

<b>Our use only.</b>					
Date Rec'd		Deposit rec'd	Yes / No	Sec deposit paid	Yes / No
Balance Due		Final balance			

## Terms and Conditions

### **Booking Conditions:**

1. All bookings must be in writing and subject to these terms and conditions.
2. A booking deposit of £100.00 per week is required at the time of booking. This must be sent by cheque.
3. The accommodation cannot be shared or sub let. All persons must be shown on the booking form.

**You're Responsibilities:** The party must treat the property, its furniture, fittings, utensils and other facilities with respect. Any loss or damage must be reported immediately to the management company. The Applicant must make good or pay for any loss, damage or breakage. The Owner reserves the right to withhold any monies from the security deposit to pay for any loss or damage caused to the property or its contents by any member of the party.

**Safety:** Children must be supervised by an adult in the pool area. Glass and breakable crockery must not be taken into the pool or surrounding patio area.

It is your responsibility to ensure that you and those for whom you are booking are in possession of valid passports and any appropriate visas. British passports must be valid for 6 months after your departure from the USA.

In the interest of safety and for the comfort of future guests, we ask that there is no smoking within the villa.

**Payment:** The balance and any additional costs are required in full, 10 weeks before the commencement date of the rental. Payment for bookings made within 10 weeks of the rental commencement date must be sent in full with your booking form. A pass code to unlock the house will be sent to you after your balance has been received.

**Refundable security deposit:** A refundable security deposit of £200 is required 10 weeks before the commencement date of the rental. For bookings made within 10 weeks of the commencement date of rental a security deposit is required immediately with the booking form.

The security deposit will be refunded in full once a satisfactory inspection has been carried out by our management company less any charges for excess cleaning, breakages, replacement or damage to the property or its contents.

**Rental period:** In order to ensure that the villa is clean and tidy for you arrival, the rental shall begin at 5pm local time on the arrival date and end at 10:30am local time on the departure date. Special requests can be arranged.

**Cancellation:** Cancellations must be notified in writing. The effective date of the cancellation is the date that your written confirmation reaches us at our address on the booking form. If the rental is cancelled the following charges will apply:

- a. Over 10 weeks prior to the commencement of rental: Booking deposit.
- b. 10- 7 weeks prior to the commencement of rental: 50% of the total cost.
- c. 7- 4 weeks prior to the commencement of rental: 75% of the total cost.
- d. 4- 0 weeks prior to the commencement of rental: 100% of the total cost.

We reserve the right to cancel your booking if the balance is not paid by the due date.

**Insurance:** It is the responsibility of all persons named on the booking form to arrange personal insurance to cover the risks associated with travel cancellation, health and accident.

**Liability:** We cannot accept any liability whatsoever for any injury sustained by you or any other visitor to the villa, including the swimming pool and grounds, or for any loss or damage however caused to any property or possessions brought onto the premises. Without any restriction, we shall not be liable for any loss or damage arising in conjunction with your stay in the villa caused by any matter outside our reasonable control, including Acts of God, War, Civil disturbances, Strikes or other industrial action, failure of public supplies such as water, gas, electricity or air conditioning, although we shall make every effort to remedy such failure.

**I accept the terms and conditions of booking.**

Print name:

Signature: