

CORALWOOD VILLA

**KISSIMMEE
FLORIDA**



Welcome to your Florida Villa, this beautifully furnished three-bed-2 bath, air-conditioned villa is located on Cattail Court in the Coralwood sub-division, and is nicely appointed and immaculately maintained. Just 15 minutes from Disney, the home is tucked back, just off the Osceola Parkway, near the intersection of the Florida Turnpike. The Osceola Parkway provides a **direct** route onto Disney property making the villa very well located for accessing Walt Disney World and all other major road arteries and theme parks.

Having recently been re-modernised, it boasts everything you will need to enjoy your holiday. The kitchen area is generously equipped, our living room is comfortably furnished, and the pool and deck area is maintained to a high standard. Washer, dryer, dishwasher, coffee maker, microwave, cable TV, DVD player, iron and ironing board are just some of the fittings provided for your convenience and comfort.

The home is provided with a very large King bed in the master bedroom, and a Double and two singles in the other two rooms. In addition, there is a Queen sized sleeper sofa in the living room. The kitchen whilst fully fitted also contains a breakfast table, and still maintains a spacious feel. The combination living room-dining room, with its vaulted ceilings also has a spacious feel. Out through the sliding glass doors is the pool and deck area, where tables, chairs and lounges are provided for your comfort in the pool enclosure. The pool itself overlooks a small pond, and privacy fencing encloses the sides of the property.



CORALWOOD VILLA

INFORMATION/DETAILS

SMOKING

For the comfort and pleasure of all our guests, please note this is a **NO SMOKING** villa. Ashtrays are provided for the deck area only. For your safety, smoke alarms are fitted throughout the villa.

AIR CONDITIONING:

The villa is fully are conditioned throughout.

ROOMS:

Three bedrooms, all with walk in wardrobes and cable TV.

Master bedroom has a King bed with en-suite.

Double bed in the second bedroom.

Two single beds in bedroom three.

A Queen sized sleeper sofa in the lounge.

Total villa capacity 6-8 persons.

KITCHEN:

Fully fitted with Dishwasher, microwave, cooker, Ice making fridge/freezer, coffee maker, waste disposal, cutlery and crockery. With breakfast table and chairs. There is a telephone located on the wall, which is operated by phone or credit cards; phone cards can be bought in most supermarkets. There is also a fire extinguisher for emergency use only.

LOUNGE/DINING ROOM:

There is a dining table and six chairs. Cable TV, DVD player, CD stereo system, also Books and Games. There are also Cable TV's in all bedrooms.

Bathrooms:

One bathroom is adjacent to the third bedroom, and a further bathroom is en-suite to the master bedroom.

Pool Area:

The pool area has a good size pool (heating optional) and deck area, which is fully enclosed.

Tables, chairs, loungers, and Parasol are provided for your comfort.

Please note Smoking is only allowed in this area.

Surrounding Area:

There is a 24 hours Wal-Mart less than quarter mile away, where food and groceries can be purchased. There is an endless selection of restaurants, sports facilities, golf courses and airboat rides etc. nearby.

Security:

The villa is fully alarmed and controlled from just inside the main door. You will be issued with the code prior to your departure.

CORALWOOD VILLA RENTAL RATES

Rates are based on a weekly basis; your booking can commence on any day of the week.

RENTAL RATES – 2006/2007

Low Season

1st November – 15th December; 7th January – 28th February.....£425.00

Mid Season

1st March – 30th June; 1st September – 31st October.....£450.00

High Season

1st July – 31st August.....£475.00

Christmas and New Year

16th December – 6th January.....£550.00

Pool Heating: £75.00 per week

The pool can take up to 2 days to heat up – depending on the conditions. Once the temperature has been reached it will remain at 85 degrees for the duration of your stay. This is ideal for the cooler months between October and Mid April.

Maid Service: £50.00 per visit

This additional service is available should it be required, the villa will of course be cleaned prior to your arrival. The maids would come in and change all linen and towels (which are provided), and also thoroughly clean the villa throughout. (You are not required to be in the villa during this process).

Baby Equipment:

Cot and Highchair can be provided should you require them.

A non-refundable deposit of £100.00 per week booked is to be paid when booking, a security deposit will also be required for the duration of your holiday, which is refundable subject to any breakages or damage.

AVAILABILITY

For availability on the dates you require, or any further information please contact Jason or Gary on 01255 474502 - or e-mail coralwoodvilla@aol.com.

Also check out our website at www.coralwoodvilla.com

Should you require any help or information during your stay, please contact our Managing Agents Gemstone Properties on 407-397-1128 who will be only to glad to assist you.

CORALWOOD VILLA
Kissimmee, Florida.

BOOKING FORM

(Please complete in Block Capitals)

Lead Family name (1) _____

Address: _____

Telephone number (Home) _____ (Work) _____

Dates inclusive: From _____ to _____

Names of other member of your party, please include age if under 18 years old.

(2) _____ (3) _____

(4) _____ (5) _____

(6) _____ (7) _____

(8) _____

Do you require pool heating YES/NO _____ (Recommended between October and Mid April)?

I enclose a cheque for £ _____, being £100.00 refundable security deposit plus £100.00 per week booked.

The balance is payable 8 weeks before the commencement of your holiday. On receipt of the balance, full directions to the villa along with alarm codes and keys will be forwarded to you 2 weeks prior to your departure.

I have read and accept the booking conditions and I am authorised by all members of my party to accept them on their behalf. I am over 18 years of age.

Signed: _____ Date: _____

Should you require any further information regarding the villa, please do not hesitate to contact either of us, we will be happy to respond to any of your queries or questions.

Jason Sayer or Gary Chamberlain
32 Victory Road
Clacton-on-Sea
Essex
CO15 3DX
Telephone: 01255 474502
E-mail coralwoodvilla@aol.com

CORALWOOD VILLA
Kissimmee, Florida.

Booking Terms and Conditions

1) Deposit and Payment

The deposit and refundable security deposit must be paid at the time of booking and the booking form completed. The balance being payable 8 weeks, before commencement of the holiday period.

2) Refundable Security Deposit

The security deposit is refundable provided:

- a) The villa is vacated by the specified time and date, and is left clean and tidy as it was found on arrival.
- b) All breakages and damage are reported to the Management Agency and either replaced or where appropriate repaired.
- c) The key is returned to the owner, and, if the agent has supplied a second key, this has been left in the villa for collection (should the key or keys not be returned for whatever reason, a charge of £10.00 per key will be made).

3) Cancellation

In the event of a cancellation, deposits will be returned, less an administration charge of 25%. Cancellations will not be accepted after the date the balance is due, under circumstances where the balance has not been paid, the deposits will be retained in full.

4) Insurance Liability

Every effort has been made to ensure that the villa is in perfect condition for your holiday, therefore we cannot accept responsibility for any third party claim, accidents or damage or loss of property, or any expenses incurred for any reason. Tariffs include a comprehensive insurance against damage to the property and its contents, but as is usual with such insurances, the first £100.00 is payable by the visitor. It is for this reason that the refundable security deposit is taken, which is held against these unexpected occurrences, the security deposit is returned to you in full subject to the conditions of 2 above.

