

Booking Terms and Conditions

Booking and Payment

The person who makes a booking must be 18 years of age or over and will be responsible for all persons included in the booking. All guests included in the booking should be aware of these terms and conditions.

We require a deposit of £100 at time of booking. The balance will be due 4 weeks before the start of the apartment stay. For bookings made within 28 days of arrival we require full payment at time of booking. We will sometimes hold or reserve an apartment for a few days, but if no deposit is received at the end of one week we reserve the right to seek an alternative booking for that apartment.

Following receipt of the deposit we will send a confirmation e-mail or letter. This is our formal acceptance of the booking. Please notify us immediately if any of the details on the confirmation are not correct.

We do not ask for a security deposit, however all guests undertake to keep the accommodation and all furniture, fixtures and fittings in the same state of repair and condition as at the start of the stay (reasonable wear and tear accepted), to leave the accommodation clean and tidy and to inform us of any damage or loss incurred, excluding reasonable wear and tear, and to pay for any damage and breakages at the property before their departure.

Cancellation

Any cancellations should be made in writing as soon as possible. If we receive notice of cancellation from you more than 6 weeks before arrival and we subsequently manage to re-let the apartment, we will refund your deposit in full. If a booking is cancelled between 6 weeks and 7 days before the scheduled arrival date, the deposit payment will not be refunded. If the booking is cancelled within 7 days of the arrival date, or in the case of a no-show, we will retain 50% of the full booking cost. We recommend that you take out a travel insurance policy that includes holiday cancellation cover prior to your stay.

If for any reason beyond our control the apartment is not available for you on the dates you have booked, all monies paid by you in advance will be refunded and no further payment will be due from you. However we will not be liable to you for any additional loss or under any other liability if such cancellation occurs.

Permitted Occupation

Guests agree not to sublet the apartment or assign the booking to anyone else. The number of persons staying in the accommodation at any time must not exceed **6 adults** unless by prior written agreement. We reserve the right to terminate the booking immediately without refund or compensation on breach of this condition.

Arrival and Departure

The apartment is **available from 4.00 pm** on the arrival day and should be **vacated by 11.00 am** on the morning of departure. Please try to inform us in advance of your anticipated arrival time.

Access to the property

From time to time the accommodation owners or their representatives may require access to an apartment while it is occupied, for instance for reasons of safety or for urgent repairs and maintenance. They will always endeavour to give prior notice and arrange a mutually convenient time, however, the hirer must permit such access to the accommodation at any reasonable time during the holiday.

Other

All guests must take and accept responsibility at all times for their own and their children's safety. Children must be supervised in the property at all times.

Please inform the apartment owners or their representative immediately in the event of any problem arising on arrival or during the stay.

Please respect the neighbours and do not cause nuisance or annoyance to occupants of nearby property

The apartment is a **no-smoking** establishment.

Sorry, the apartment is **not suitable for pets**.

Liability

No responsibility is accepted by us for loss or damage of property belonging to guests or any member of the party during their occupancy.

The maximum liability accepted by us will be the total cost of the holiday as paid by the guest. No other expenses such as travelling costs or alternative accommodation will be accepted.