

Thank you for booking with Cotels Management Ltd. All bookings are subject to our terms & conditions as outlined in this document, therefore please ensure that all parties involved (e.g. bookers, agents & all guests booked to stay) have **read and understood each item.**

Terms of Booking

All prices quoted on our website are in GBP and are an indicative rack rate, excluding VAT. When you book on-line this is a fully inclusive price.

All rates quoted are fully inclusive of utilities including council tax and TV license fee, parking (where available), SKY TV channels (where applicable), Wi-Fi access, linen, towels and weekly maid service (stays of 1 week or more).

No contracts are required however a £300 deposit is required together with valid credit card details. This is to cover any damages/additional costs during your stay.

Cotels Management Ltd reserve the right to deduct from the card details provided, all amounts chargeable under these conditions, including, but not limited to, further accommodation charges.

At the time of booking you will also be asked to provide details of all the guests who will be residing at the apartment. You will also be requested to provide valid photo ID such as driving license or passport either prior to or on arrival of EVERY guest that will be staying at the premises, together with the credit card used for payment.

Please note you must be over 21 to book an apartment.

Cotels Management Ltd reserve the right to refuse key hand-over at their discretion, where a full refund will be given. In this instance Cotels Management Ltd will not be held responsible for sourcing replacement accommodation or for any costs incurred.

All payments are due in advance of occupation by credit card. Payment will be debited from the card around 7 days prior to your arrival. We accept most types of credit card except Diners; please note Amex cards will attract a 3.5% fee.

If problems are experienced in obtaining funds from the credit card details provided, this may result in your booking being cancelled.

Apartment Provision

Cotels Management Ltd will provide a fully furnished apartment as specified, or of a similar standard and location for the dates as booked, for the rates as quoted.

All apartments will be maintained and serviced by us.

All utilities will be paid for by us.

Cancellations

If you need to cancel your booking you are entitled to do so with no charge providing cancellation in writing (e-mail is acceptable to info@cotels.co.uk) has been received as follows:-

Stays 1-6 nights – 48 hours minimum notice
7-28 days stay - 7 days minimum notice
29 days upwards – 21 days minimum notice

Should notice periods not be adhered to charges will apply as per the notice received.

For example, on a 14 day stay if cancellation is received 7 days prior to arrival, there will be no charge. If the notice was received 5 days prior to arrival, then 2 nights stay will be charged and 12 nights refunded.

Non-arrivals are non-refundable or transferrable.

Amendments to your Booking

We pride ourselves on our flexibility and are happy to make amendments to your wherever possible within the terms of our cancellation policy. If you have booked a non-refundable rate, then no refunds will be due.

Extensions may be possible dependant on availability. Should the same apartment not be available we shall advise you of any alternative options available.

Changes to your Booking

On occasion, it may be necessary to re-allocate your apartment. In most cases this will be an identical apartment in either the same or similar development; however this may not always be possible. We shall endeavour to inform you of any changes prior to arrival.

Should none of these options be acceptable you may cancel the booking with no notice terms and receive a full refund, which will be deemed as full and final settlement.

In the very unlikely event that we will need to cancel your booking, we shall attempt to find a suitable alternative for you for the same price. Should this not be acceptable to you, or possible for us to find a suitable alternative, a full refund will be given deemed as full and final settlement.

We regret that we cannot accept liability for any loss, damage or additional expense where a booking needs to be altered or cancelled, or we are unable to perform our obligations due to events that could not have been reasonably foreseen or avoided, such as war, terrorist activity, natural/man-made disaster, adverse weather conditions etc.

APARTMENT POLICIES

Smoking

We appreciate that guests may or may not smoke and that both need to be catered for. All apartments are strictly **NO smoking INSIDE the apartment**. This is due to the potential fire hazards, to protect the property and furnishings from damages/odours and is a stipulation from the building management company.

At our Centro Northampton development there is a dedicated smoking area which will be shown on arrival if you require this service.

Regrettably, should evidence of smoking either during your stay or on departure will incur an instant fee of £180.

Guests will also be fully responsible for any damages/burns, additional cleaning or refurbishment work required from smoke damage. Any re-charges applicable will be made to the credit card details held or deducted from any deposit held.

Pets

Unfortunately we are not able to allow pets of any type, as per the terms of the building leases. Guests found to have pets present will be asked to re-house them and any losses caused from damages, infestations, charges or fines will be re-chargeable to the guest in full.

Number of Occupants

The maximum numbers of guests as confirmed at the time of booking are allowed to reside at the apartment – we reserve the right to refuse entry/evict should you be in breach of this condition.

Use of fold up/sofa beds are only permitted when booked through us with the appropriate fee of £15 per night paid and will generally be placed in the lounge area. Should the unauthorised use of these items or additional guests be found, then a charge will be applied.

The apartment cannot be re-let/sublet to any other group/party without the prior knowledge and consent of Cotels Management Ltd.

If you have received a discount for a single occupancy stay, then the use of 1 bedroom and 1 bathroom only is permitted. Should this not be adhered to, we reserve the right to charge the full apartment rate.

Noise Levels

A noise curfew is in operation at all locations between 11pm & 8am. Please kindly refrain from excessive noise levels/loud music at all times in consideration for other residents.

Hen/Stag/Parties of any Nature & Group Bookings

We do not knowingly accept bookings of this nature. All leisure bookings will be required to give a reason for their stay.

Nuisance Behaviour/Complaints of any Nature

We operate a zero tolerance policy and must respond to any complaints received no matter what the nature or cause and are obliged to act in the interests of the development and its other residents.

Whilst we of course want you to enjoy your stay with us, unfortunately we have experienced issues on occasion with group bookings. Any complaints received therefore, will be taken very seriously and acted on accordingly.

Regrettably, this is likely to result in all guests being evicted with no refunds due. We will not be held responsible for sourcing alternative accommodation or for paying any costs the guests/parties involved may incur as a result of the eviction. You may also be re-charged any costs incurred by ourselves.

Rights of Access

Representatives and sub-contractors of Cotels Management Ltd may need to visit your apartment on occasion for the purpose of carrying out essential maintenance/repair work.

We will endeavour to contact you prior to their visit and with the minimum of inconvenience. We reserve the right to access the apartment at any time without prior notice, if it is deemed necessary (e.g. to investigate the report of a leak to another apartment).

Personal Effects/Personal Injury/Insurance

Cotels Management Ltd cannot be held responsible for any damage or loss to either your personal belongings, or for any personal injury that may occur during your stay.

Neither we, nor our representatives, can be held responsible for any circumstances beyond our control, including (but not limited to) mechanical breakdown, illness or failure of any public service supply.

We would highly recommend that all guests obtain appropriate travel and personal insurance cover, including contents cover for their personal effects as this is not provided or included as part of your booking.

Liability

We use all reasonable efforts to ensure that the apartments offered by us are properly arranged and high standards are maintained. We accept responsibility to take reasonable care in the organisational aspects of the stay, however we are not liable and cannot be held responsible for the actions of other residents/owners or any other suppliers involved in your stay.

ADDITIONAL CHARGES

Damages

Guests are fully responsible for taking all reasonable care of the property, its fixtures and fittings and its contents during your stay and we would expect you to leave the property in a good condition on departure.

If accidental damage does occur during your stay, then kindly let us know where we shall advise if any charges apply.

Any damages, missing items found either during or at the end of the stay will be advised and re-charged accordingly for either the repair or replacement of the item(s) to the credit card details held, or deducted from any deposit held. All re-charge costs will also incur a £24 administration fee.

If an apartment is left uninhabitable due to the extent of damage caused, we also reserve the right to charge for any loss in revenue in addition to the cost of the repairs.

Photographic evidence will be provided wherever possible.

Additional Cleaning

Our house-keepers will attend to the apartment on your departure, however we would request you leave the apartment in a tidy condition and ensure all washing up is attended to prior to leaving.

Any apartments requiring additional cleaning time due to their condition will incur a re-charge cost of the hours spent by our house-keepers @ £12 per hour and at a minimum charge of £60.

If in our opinion, further professional cleaning due to smoking, or upholstery or carpet cleaning is required due to spillages this will also be charged in addition to the house-keeping cleaning fee as per the quotation or a minimum of £120.

Lost Keys, Fobs or Parking Permits

If you lose your keys during your stay or lock yourself out of your apartment then please contact us to assist you.

Office Hours 01908 802853

Out of Hours 07508 300782

If you require assistance with re-entry from 5pm onwards Monday – Friday, or during a weekend - then a fee of £90 will be payable and for every hour thereafter to cover the call-out cost of the staff member attending.

The cost for replacing lost keys, fobs or parking permits will also be re-chargeable as advised at the time of occurrence.

Parking

If a parking permit has been provided to you, then please ensure that you:-

1. Display the permit clearly in your windscreen
2. Park in the correct bay number as given on the front of your arrival envelope

Failure to follow this may result in a fine being issued and unfortunately Cotels Management Ltd have no jurisdiction with regards to fines given by the parking company.

Declined Card Payments

In the event that additional charges are made (i.e. damage charges and including accommodation charges) and payment cannot be obtained from the credit card details held for any reason, we shall invoice the booker/lead guest who will become responsible for payment of our invoice in full within 14 days.

Failure to pay will then result in further action being taken to recover the monies due.

ADDITIONAL SERVICES AVAILABLE

Temporary Beds

Fold Up Beds or Sofa Bed use can be booked at a cost of £15 per night (subject to availability).

Checking-In and Departure Times

Early Check Ins or Extended Check Out times may be booked subject to availability at the following rates:-

Early Check In:-

Earlier than 12 Noon – Nightly apartment rate
from 12 Noon - £42
from 1pm - £30
from 2pm - £24

Late Check Out:-

No later than 12 noon - £24
No later than 1pm - £42
Any later than 1pm – Nightly apartment rate

EMERGENCIES

In the case of an emergency with your apartment (e.g. you have a leak, no electricity) then please contact us to advise:-

Office Hours 9am – 5pm Mon – Fri

01908 802853

Out of Hours 5pm onwards/Weekends

Milton Keynes Only – 07508 300782
Northampton Only – 07956 634717
Luton Only – 07944 645607

Complaints

We hope that you will have an enjoyable stay with us, but in the event that you are not entirely satisfied with any aspect of your stay or the service being provided by us, then please notify us as quickly as possible so that we can assist, by one of the following methods:-

Tel: 01908 802853
E-mail: info@cotels.co.uk

Acceptance of Terms & Conditions

All reservations and payment of charges are subject to these terms and conditions that are deemed to have been accepted in full by the booker and all persons/guests in the party/involved in the booking process.