



Beach Life Apartments, The Sands Resort,

411 Kepwick House, North Bay Promenade, Scarborough, YO12 7TU
Telephone 01723 269334 Mobile 07894 234850
www.beachlifescarborough.co.uk



Your chance to relax in the Prestigious Apartments in North Bay, Scarborough.



With Beach Life you have the opportunity to experience the very high standards of this accommodation right on the sea front in North Bay, Scarborough. You will be given a warm welcome from us, the owners, who are also resident on site and available should you need us during your stay.

Over the coming months you can relax in the comfort of your centrally heated seaside apartment. Our rates are per apartment not per person. Unlike some other apartment holidays, our prices are inclusive of electricity, towels, bed linen and a guaranteed personal free parking space. There are no extra charges to pay whatsoever.

Open all year round.

Our tariff will be of interest and can be found enclosed. When selecting your holiday dates you will see that any combination of days from a minimum of three can be booked but discounts are given on the daily rates for stays of four or more days. A 5% discount is given for stays of 4, 5 or 6 nights whilst holidays of a week or more have a 10% discount on the daily rate for the season. 14 night stays offer a huge 15% discount. Holidays can start and finish on any day of the week.



What is the apartment like?

The apartment has a double bedroom, a lounge/kitchen, a bathroom with a shower over the bath and a central entrance hall. Unlike a hotel room, each apartment also has a balcony for outdoor living space, a feature normally only found abroad. An outdoor bistro set of table and chairs is provided, as are two adjustable relaxer chairs.

As the bathroom can be reached from either the bedroom or the lounge, full privacy is afforded to all guests at bedtime.

The self catering four star gold award rating assumes occupancy by two people accommodated either in a super kingsize double bed or two full size twin beds. It is possible though to accept up to two extra people free of charge under our flexible sleeping arrangements. Please ask for details. Free loan of high chair and travel cot if needed. There is a fully fitted kitchen which includes oven, hob, sink, washer/dryer, microwave, fridge/freezer and dishwasher.

The lounge has a comfortable three seater settee and arm chair and there is a dining table with seating for four people. The television has Freeview channels and a built in DVD player. A selection of DVDs are available to borrow free of charge.

What facilities are there?

There is a private gymnasium, the use of which is free of charge and exclusive to the residents and guests of the Sands apartments. If you have never used a gym before and would like to give it a try, you will be given instructions about the equipment. If you wish you can listen to your own music and look out at the sea whilst exercising. On the



ground floor of Kepwick House there is a Nisa convenience shop, an ice cream/coffee bar, a bar/diner and a shop selling beach related items and renting out surf boards or bicycles.

What about ease of access?



Whilst the apartments are not specially adapted to suit the disabled, anyone with impaired mobility will be pleased and relieved to note that a disabled parking bay is available in our secure private car park which will be allocated on the basis of greatest need. There are also two passenger lifts to all floors including the roof terrace. Access to the promenade, beach and car park is free of any steps. Porterage of your luggage is

included at no extra cost. All doorways are a little wider than usual which should make it easier to get into and out of the apartment. A full access statement is available on request.

What about the area outside the apartment?

Ideally located on the North Bay Promenade, the apartments allow direct access to the extensive sandy beach with no roads to cross, a blessing where children and grandchildren are concerned. Fancy a quick dip in the sea? It is literally a stones throw away.

From the balcony of your apartment you can look at the tranquil woodland view which changes as one season merges into the next. If you then take the lift up onto the roof terrace you will have a full panoramic view of the whole of the North Bay from the castle at one end to the Sea life Centre at the other.



With safety in mind, the viewing terrace has railings preventing one straying too near the edge and all the apartment windows have restricted opening allowing adequate ventilation but keeping inquisitive children out of danger.

Meeting up with friends and family?

Parties of up to eight can be accommodated when you book both of our apartments which are next door to each other, in which case, two guaranteed on site parking spaces are included in the price. From 2014 we also have a 2 bedroom apartment which sleeps up to 7. Please call for prices and availability.



Leaving the car at home?

With so many visitor attractions close at hand and easy, level paths and promenades in each direction, the

apartments are ideally located for guests arriving without a car. The open top bus sets out on its pleasant coastal run from directly outside the apartments and another bus stop for other routes is close at hand by the beautiful Peasholm Park. The Coastliner bus from Leeds arrives and departs from this stop. If arriving by Public Transport you will be met, on request, at the train or bus station at no extra cost and will be given help in carrying your luggage.

What price a sea view?

Every apartment at the Sands Resort has its own private balcony and access to the panoramic viewing terrace area on the roof, featuring excellent views of the sea, the castle and the parks.



This picture is taken from the roof terrace which is one floor above Beach Life Apartments and fully accessible via either lift or stairs. The roof terrace is safely fenced in and deck chairs are available for the sunny days.

Front facing apartments have a sea view from the balcony, whilst rear facing apartments have an attractive woodland view. Sheltered from the wind on the inside of the crescent shaped building, they enjoy the sun from

around 2 p.m. until sunset.

Here at Beach Life Apartments, our top floor woodland view apartments are, on average, £50 per night less expensive than sea view apartments in the same building. What could you do with an extra £50 a night spending money?

N.B. Sea view apartments have two bedrooms. (Sleep 2-4) Beach Life Apartments have one bedroom but still sleep 2-4 with flexibility and we have the option of a 2 bedroom apartment to sleep up to 7. There are no one bedroom apartments on the front so even parties of 2 must pay for the larger two bedroom apartment.



Pictures taken from the balconies of Beach Life Apartments 407 and 409. showing wide area woodland views.

Who are Beach Life Apartments?

A small family run business, Beach Life Apartments Scarborough offers guests an additional benefit of us living next door to the guest apartments so we are moments away to respond to any needs or requests of our guests. Improvement to our services include a website with online booking and reservations available and the facility to accept credit and debit card payments.

The very first British seaside resort, Scarborough has something of interest for everyone. Relive history exploring the castle, learn about nature at the nearby Sea Life Centre, have a ride on the miniature railway or relax in Peasholm Park only minutes away.

We are excited to be living in Scarborough.

We hope you are equally excited to be planning a holiday there.

Beach Life Apartments, Scarborough Tariff

Rates are per apartment for up to four people with no extras to pay The minimum stay is three nights although some two night weekend bookings of Friday and Saturday may be available.

	Nightly Rate	3 Nights	4 Nights*	7 Nights**	14 Nights***
January	£89.50	£268.50	£340.10	£563.85	£1,096.38
February	£89.50	£268.50	£340.10	£563.85	£1,096.38
March	£99.50	£298.50	£378.10	£626.85	£1,218.88
April	£109.50	£328.50	£416.10	£689.85	£1,341.38
May	£129.50	£388.50	£492.10	£815.85	£1,586.38
June	£129.50	£388.50	£492.10	£815.85	£1,586.38
July	£149.50	£448.50	£568.10	£941.85	£1,831.38
August	£169.50	£508.50	£644.00	£1,067.85	£2,076.34
September	£149.50	£448.50	£566.10	£941.85	£1,831.38
October	£119.50	£358.50	£454.10	£752.85	£1,463.88
November	£99.50	£298.50	£378.10	£626.85	£1,218.88
December	£89.50	£268.50	£340.10	£563.85	£1,096.38

*Price includes 5% discount (4 nights or more)

**Price includes 10% discount (7 nights or more)

***Price includes 12.5% discount (14 nights or more)

No extra charge for Half Term school breaks or Bank Holidays except for Christmas and New Year. See separate Tariff for this period

Holidays can start and finish on any day of the week

Prices calculated on request for stays other than 3,4,7 or 14 nights

Prices subject to change at any time

Non car owners will be collected from Scarborough station free of charge.

Prices are inclusive of bed linen, towels, electricity, free parking and use of gymnasium

If you have a larger party or extended family, please ask about special rates for booking two adjacent apartments.

Please phone Terry Sayers on 01723 269334 or mobile 07894 234850 for availability enquires.

Phones answered 8.30 a.m. To 10.30.p.m.

Beach Life Apartments, North Bay, Scarborough

Booking Terms and Conditions

We would like everyone visiting our apartments to have an enjoyable and comfortable stay. Please let us know as soon as possible if there are any problems so that we may make every effort to solve them. Please do not wait until after your holiday as we would like to correct things promptly so that you can enjoy your holiday. Please read and ensure you fully understand the conditions of booking which are there to protect you, other guests and the owners.

1. We would prefer initial availability enquiries to be made by telephone. Once dates have been agreed a non-refundable deposit of 20% of the holiday price can be taken over the phone using a debit card. The balance is payable 6 weeks before the holiday starts. Bookings made within 6 weeks of the arrival date are to be paid in full.
2. Once the deposit has been taken the booking will be confirmed in writing by the owners. A Booking form will be sent out which should be completed and returned to us as soon as possible.
3. In the event of cancellation, please contact us immediately. Whatever money has already been paid will not be refunded. However, if cancellation is received more than 7 days prior to the start date of the holiday, a note will be made of the date of cancellation and if a further holiday is booked within 12 months of the cancellation date, then monies paid will be credited towards the new holiday with the exception of a £50 administration fee. **Guests are advised to take out holiday cancellation insurance.**
4. In the event of the property not being available for any reason beyond the owners' control, all monies paid will be refunded at once. This will be the limit of the liability of the owners.
5. The owners ask that care is taken of the property and its contents and that it must be left clean and tidy. Any damage or breakage should be notified to the owners as soon as possible. **Any damage or breakage will be charged at the cost of the replacement.** If the property is left in such a condition that it is not suitable for occupation by another guest, you will be liable for the charges and any additional cleaning costs.
6. The property will be available from **4p.m.** on the day of arrival and must be vacated by **10a.m.** on the day of departure.
7. **On arrival a £50 cash deposit is required which will be returned in full when checking out, on the return of keys and remote controls, and if the apartment is left in a clean condition with no breakages or damage.**
8. The owners shall not be liable for any inconvenience, injury, accident or loss suffered by any person or to any vehicle in or about the premises from any cause whatsoever. In the event of misbehaviour or other necessary cause, the owners reserve the right to terminate the let without any refund of letting monies.
9. In no circumstances may the number of people occupying the property exceed the number shown in the booking details and all guests' names must be notified to the owners before their arrival. Any changes from the booking either before or during the let must be notified immediately. The owners reserve the right to refuse or terminate the booking if either of these conditions is not observed. The accommodation is let for holiday purposes only.
10. No pets are allowed.
11. For the consideration of other guests and the owners, smoking is not allowed within the apartment.
12. Children are the responsibility of their parents/grandparents or guardians and should be supervised in all public areas such as the car parks, corridors, staircases and especially when using the lifts or on the roof terrace. Their safety and that of everyone else is of paramount importance.
13. Special supervision of children is needed on the balcony area of the apartment where it is possible for a child to climb onto the bistro chairs and reach the top of the balcony rails. There must always be a responsible adult present when a child is on the balcony.
14. Please remember that there are other people in the rest of the apartment block and respect their privacy by keeping noise levels down.

You are kindly asked to ensure that you leave the property in a clean and tidy condition, as you found it on arrival. The owners reserve the right to refuse any booking without giving a reason.

The owners reserve the right to enter the property in case of emergency, maintenance or repair.

Beach Life Apartments
411 Kepwick House, North Bay Promenade Scarborough. YO12 7TU
Contact - Terry Sayers 01723 269334 or Mobile 07894 234850
BOOKING FORM

Details of Party. Adults _____ Children _____ (Maximum of four per apartment)

NAMES OF GUESTS

ADDRESS of PARTY LEADER

- 1) _____
- 2) _____
- 3) _____
- 4) _____

Telephone _____ Mobile _____ Email _____

Date of Arrival _____ Date of Departure _____ Total Cost of Holiday £ _____

I enclose a deposit of £ _____ being 20% of the holiday cost with the balance due 6 weeks before arrival. (Please include total cost if booking within 6 weeks of holiday.)

Please make cheques payable to 'Beach Life Apartments' and post to us as below.

Mr T Sayers
411 Kepwick House
North Bay Promenade
Scarborough
YO12 7TU

I have read the Terms and Conditions and agree to be bound by them.

Signature of party leader

The lounge has a top quality double bed sized sofa bed with regular use memory foam mattress. In the bedroom there is a choice of a large double bed or twin beds.

I prefer a large double bed _____ twin beds _____ (Please indicate choice)

I will be arriving by car _____ Train _____ Bus _____

CANCELLATION INSURANCE

It is strongly recommended that you take out a Travel Insurance Policy with a cancellation clause, which may entitle you to recover non-refundable monies paid out.

How did you hear about Beach Life Apartments? _____
