

**Property details for No. 6, The Glades  
(provided in PDF format for ease of printing)**

**Contents:**

1. Property description
2. Floor plans
3. Directions
4. Terms and conditions

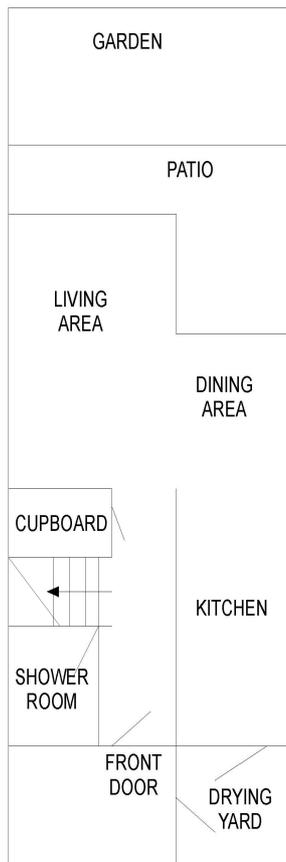
**Property description:**

No. 6, The Glades is a spacious, light and airy house in a secure complex close to the sea front in the picturesque town of Hout Bay, just 20 minutes south of Cape Town.

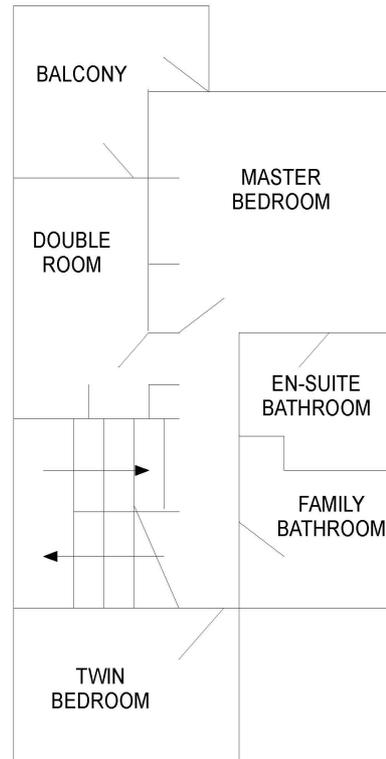
Sleeping 6, the house offers guests:

- 2 double bedrooms and 1 twin-bedded room
- 3 bathrooms (one en suite)
- Small, private rear garden and patio with views of the hills towards Constantia
- Access to communal outdoor pool and tennis court within the Sea Glade complex
- Access to shops and amenities in Hout Bay
- A 5-minute walk to the beach and harbour front/marina
- A 20-minute drive to Cape Town
- Satellite TV service, DVD player and Sony Hi-Fi
- Fully equipped kitchen with oven, hob and extractor hood; microwave oven; coffee percolator; sandwich maker; dishwasher, washing machine; condenser dryer; and large fridge/freezer.
- A telephone/fax machine installed that also operates as a copier/scanner/printer; printer driver software is available for those with laptop computers
- Secure under stairs storage is available
- Storage of equipment (e.g. cycles, walking gear, prams, etc.) is available either in the drying yard or in the double garage
- In the rear, north-facing garden there is a set of patio dining furniture and loungers and a Weber Braai (BBQ); these items may be stored in the double garage

## Floor plans:



GROUND FLOOR [NOT TO SCALE]



## Directions:

Postal address: No. 6, The Glades, Sea Glade, Milner Avenue, Hout Bay

### DIRECTIONS FROM CAPE TOWN INTERNATIONAL AIRPORT:

It is assumed that international and national visitors will arrive by car. Should this not be the case, please advise when booking. The total journey will take 35-45 minutes depending on the time of day.

Leave the parking area and follow the EXIT signs from the airport. On reaching a set of robots (traffic lights) go straight ahead, following the directions for Cape Town (Kaapstad) and joining the main route N2 heading in that direction. Note that you will need to move to the right-hand lane to join the N2 otherwise you will join it going east rather than west! Continue along the N2 for some distance leaving at Exit 6, signposted M3 towards Rhodes Drive, Kirstenbosch Botanical Gardens and Muizenburg. Note that junctions 8, 7 and 6 are fairly close together.

On joining the M3 move to the centre lane of three as the left lane is "left turn only" after a short distance. Proceed along the M3 towards Muizenburg and after passing a sign on the

left to Princess Anne Avenue and the Rhodes Memorial, prepare to move to the right hand lane. Look out for the sign to Hout Bay. At the next major junction, controlled by robots (traffic lights), turn right and follow the signs to Kirstenbosch and Hout Bay. The road is tree lined and very winding and needs care as some of the bends are quite sharp. This road will eventually come to a roundabout with a right turn signposted Hout Bay.

Continue in the direction of Hout Bay winding down the hill still on the M3. After about 5.5 km you will arrive at a roundabout (junction with Victoria Road to the right). Go straight ahead heading for Hout Bay and Chapman's Peak. After another 1.3 km you will come to a second roundabout at the junction with Princess Road. Turn right here towards Hout Bay Harbour.

After about 400 metres there is a zebra crossing marked on the road, turn right here into Alexander Avenue. At the top of this avenue, a very short distance, follow it round to the left and then take the first turning on the right into Milner Avenue, after about 200 metres.

On entering Milner Avenue, the entrance to Sea Glade is the first entrance on the right after 75 metres.

If you have arranged to be met call 6, The Glades from the keypad to the left hand side of the gates and those meeting you will respond. Otherwise follow whatever other arrangement for access was made when booking.

They will give you entry and meet you inside the secure complex and show you to No. 6, The Glades. They will answer any questions you have about the property and will give you keys and remote control devices for the house and entry gates.

On entering the complex take the first turning on the left into The Glades. No. 6 is the second property on the right.

Around the small traffic island you will see there are designated visitor parking spaces.

### **Terms and conditions:**

**Please note that we advertise on a number of commercial websites and these terms and conditions are not always accurately reflected.**

**These are the definitive terms and conditions under which your booking has been taken.**

### **Bookings**

No. 6, The Glades is available for booking throughout the year. Bookings are for a minimum of seven nights. A week commences on any day of your choice (after 16:00) and finishes on any later day of your choice (not later than 10:00). Adherence to the arrival and departure times is important to ensure thorough cleaning can be effected between guests leaving and arriving.

For advance bookings, that is bookings made at least 9 weeks before the start of the holiday, an initial booking will be provisional and held for seven days. The booking will be confirmed on receipt of a 30% deposit by payment in RAND (ZAR) to our South African bank account. If payment is received later than seven days after the booking, confirmation will only be made if the dates remain available, otherwise payment will be returned. Full payment of the remaining 70% of the cost of the holiday (including a R1,000 returnable deposit against

breakages and other costs (e.g. telephone)) must be received 8 weeks prior to commencement of the holiday.

All bookings made less than 8 weeks before the start of the holiday will be considered firm bookings and must be fully paid within 72 hours of the booking having been made. If full payment, i.e. the cost of the holiday plus a R1000 returnable deposit, is not received within 72 hours, the booking will become unconfirmed and the dates will become available for letting again.

Payments relating to bookings and deposits should be made payable to: "Zephen Properties (Pty) Ltd" at ABSA Private Bank, Cape Town branch, Swift code ABSAZAJJ; sort code 631-069; Account number 40-6337-5474.

Please see cancellation terms below.

The number of guests must not exceed the declared maximum for the property with the exception of up to a maximum of two infants under 2 years of age although the total number must be declared at the time of booking. One cot will be available but not cot linen. If a second infant is in the party then a travel cot and linen will need to be brought to the property by the guests.

In the event of unexpected late arrival, the local housekeeper must be contacted at the earliest opportunity with a revised estimated time of arrival or entry to the property might not be possible.

The property may not be used other than as a private holiday residence. There must be no sub-letting of the property.

Furnishings within the property must not be moved or otherwise rearranged.

Any problems or complaints must be addressed to the housekeeper or the owners during the period of occupancy. Complaints made after departure from the property cannot be considered.

The cost of the holiday includes, for each week of occupancy:

- A clean set of sheets (or duvet covers as appropriate) and a set of two pillows and pillowcases for each person
- Two towels for each guest; towels for outdoor use, e.g. sports or beach use, are not provided and should be brought by the guests as required
- Tea towels
- No. 6, The Glades has an electric geyser supplying abundant hot water and under floor electric heating, should it be required; the cost of the holiday includes the use of the electricity.
- A courtesy basic starter pack of consumables available on arrival; it is otherwise the responsibility of guests to provide all consumables required for the duration of their stay

### **Keys and access**

Access will only be given to the person(s) in whose name the booking was made. Sub-letting of the bookings is strictly forbidden under these Terms and Conditions.

### **Cleaning and laundry**

The property has a washing machine, condenser dryer, drying yard, ironing board and iron.

### **Telephone costs, breakages and losses**

The cost of telephone calls and any breakages and losses will be deducted from the returnable deposit. Any remaining amount will be returned within 14 days after the end of the holiday.

### **Restrictions on smoking and pets**

No. 6, The Glades is a no smoking environment. Sorry, pets are not allowed.

### **Local assistance**

Before the commencement of the holiday details will be provided regarding directions to No. 6, The Glades; how to contact the local property managers; how to gain access to the property; and what to do if in need of assistance.

### **Cancellation**

The initial booking fee of 30% of the cost of the holiday will be forfeit in the event of a cancellation. The initial booking fee will also be forfeit if the full amount is not received 8 weeks prior to the start of the holiday and the accommodation will be considered available for re-letting.

If cancellation occurs after full payment has been received a refund of 70% of the cost of the holiday will be made only if it has been possible to re-let the accommodation.

It is strongly recommended that suitable travel insurance is taken out to cover any unexpected occurrences as there can be no variation of these cancellation terms in the event of late or non-arrival.