

# Klayton Townhouse

Region: Champions Gate Sleeps: 8

## Overview

Klayton Townhouse is a modern home located in the luxurious Retreat at Champions Gate Resort. It has four bedrooms accommodating eight guests, with access to a private plunge pool and the Resort's facilities, it is the perfect place to enjoy the amazing sites of Florida from.

The townhouse has an open-plan ground floor with a kitchen, dining room and living room. Upon opening the front door, you enter the hallway with lots of space where you can drop off shoes and bags, before heading into the fabulous open-plan, entertaining space. The fully-equipped kitchen is nestled in the corner looking out over the rest of the room, creating a social feel for the whole room! Featuring a breakfast bar, guests can hang out and enjoy a bite to eat, soaking in the social atmosphere and keeping those cooking company! With the dining room located just across the room, serving up dinner is simple. The dining table can seat six guests comfortably, and the stylish pendant lighting creates a more intimate feel to the otherwise open space, perfect for family dinners away from the hustle and bustle of day to day life. After dinner you can relax onto the large corner sofa, this cosy space is great for continuing the conversation with a glass of wine, or just chilling out in front the flat-screen television with some treats.

There are four bedrooms in Klayton Townhouse, with the first being on the ground floor with a king-size bed and en-suite shower room. Early risers might enjoy being downstairs, making the most of the kitchen without disturbing the other guests! The remaining bedrooms are upstairs and are all simple but comfortable. The master bedroom boasts a king-size bed and en-suite bathroom, while the remaining two bedrooms offer a queen-size bed and twin beds respectively, and share a family shower room. Each bedroom also has a television, giving each guest the opportunity to enjoy a little quiet time in front of the television.

Outside, the terrace is walled and has no rear neighbours, so there is plenty of privacy while enjoying the private pool. There is also space to catch the hot sun on the sun loungers before heading into the shady lanai to cool down a little. The lanai is also home to some outdoor furniture. This is an ideal spot to enjoy a good book and a few snacks as you relax into your wonderful escape to Florida.



## Facilities

Townhouse/Apartment • Modern • Great Value • Private Pool • Child-Safe Pool • Heated Pool • Wi-Fi/Internet • Air-Con • <1hr to Airport • Ground Floor Bed & Bath • Satellite TV • Ceiling Fans • Cot(s) • High Chair(s) • Fenced Grounds • Golf Nearby • Tennis Nearby • Outdoor Pursuit & Activities • Tourist Towns & Villages

# Interior & Grounds

## The Villa

Klayton Townhouse has a south-facing plunge pool and no rear neighbours. Inside, there are 4 bedrooms and 3 bathrooms, accommodating up to 8 guests.

### Ground Floor

- Fully equipped open kitchen
- Open-plan living and dining area
- Bedroom with king-size bed and en-suite shower room

### First Floor

- Bedroom with king-size bed and en-suite bathroom
- Bedroom with queen-size bed
- Bedroom with twin beds
- Shower room

### Exterior Grounds

- Private plunge pool\*
- Terrace
- Shaded lanai
- Outdoor seating

### Additional Facilities

- Air conditioning
- Wi-Fi
- Television
- Washing machine
- Dryer
- Pool safety fence
- High chair and cot upon request

*\*Pool heating available at a supplement, see T&Cs*



# Location & Local Information

## Champions Gate

### Resort amenities

- Clubhouse
- Waterpark
- Communal pool with private cabanas and poolside bar
- Spa
- Fitness centre
- Tennis & basketball courts, volleyball
- Golf course, National (18 holes) & International (18 holes) courses, designed by Greg Norman

\*\*\*All amenities are free of charge, except the spa and golf course.

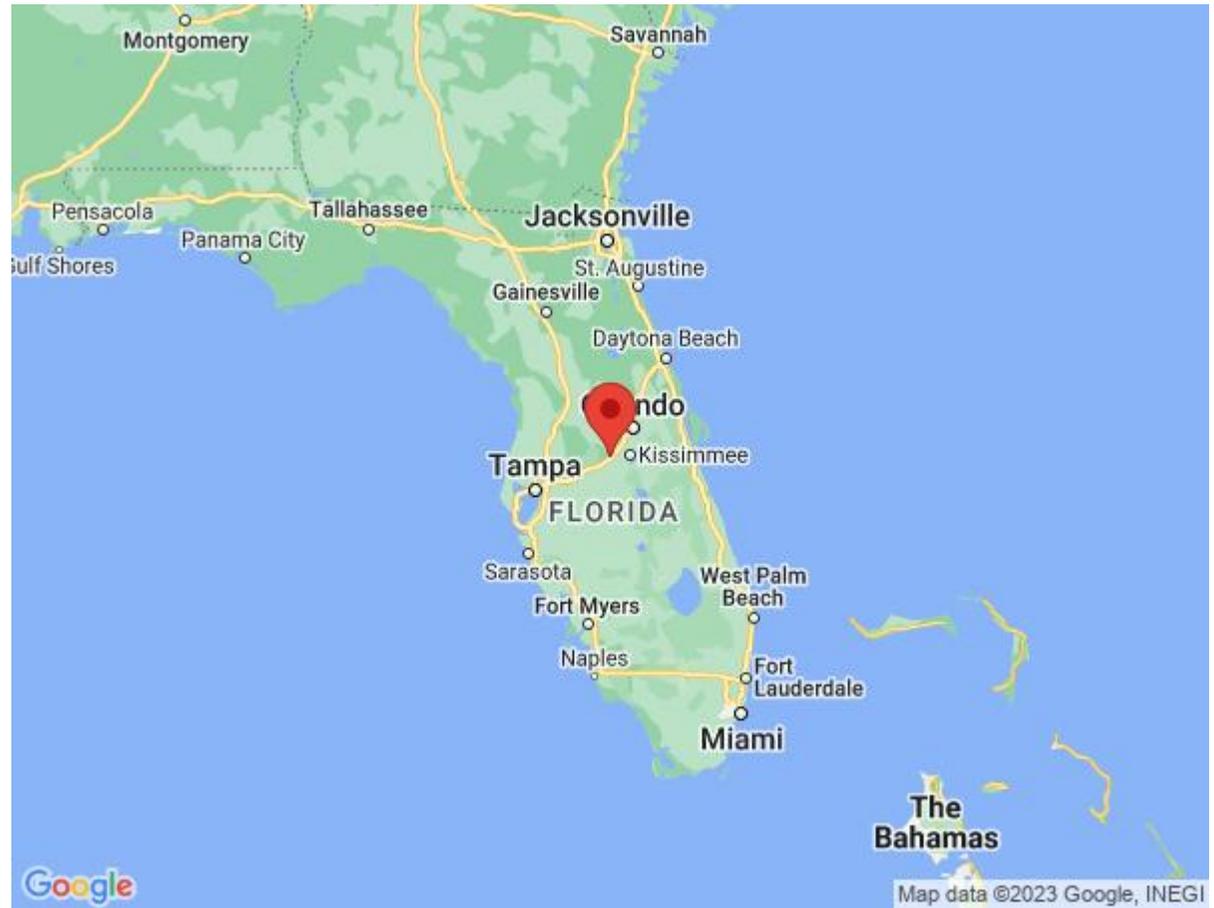
### Distances to Theme Parks

- 9.3 miles to Walt Disney World (13 minutes)
- 18.8 miles to Universal Studios (30 minutes)
- 14.8 miles to SeaWorld (23 minutes)
- 15 miles to Discovery Cove (22 minutes)
- 25.9 miles to Legoland (36 minutes)
- 17.9 miles Gatorland (24 minutes)
- 67.7 miles to Kennedy Space Center (1 hour)

(Parking charges may apply)

## Local Amenities

Nearest Airport	<b>Orlando International Airport (30 miles)</b>
Nearest Town/City	<b>Orlando (28 miles)</b>
Nearest Restaurant	<b>Chili's Grill and Bar (3 miles)</b>
Nearest Beach	<b>Cocoa Beach (78 miles)</b>
Nearest Golf	<b>Champions Gate Golf Club (3 miles)</b>
Nearest Tennis	<b>Champions Gate (2 miles)</b>



Nearest Supermarket

**Publix  
(3 miles)**

## What we love

- Walt Disney World is less than a 15-minute drive away!
- The open-plan ground floor is great for socialising and enjoying group conversations
- The garden is walled and has no rear neighbours offering extra privacy

## What you should know...

- There is no outdoor dining table, but there is a coffee table with chairs
- There is no barbecue available
- There are not enough sun loungers for all the guests to enjoy at the same time

# Terms & Conditions

- Security deposit: \$89 damage waiver fee required, to be paid at time of booking
- Arrival time: 4 pm
- Departure time: 10 am
- End of stay cleaning included?: Extra \$115 for stays less than 7 nights, to be paid at time of booking. However, guests are required to leave the accommodation clean, tidy and in the same condition as on their arrival. Any extra cleaning, laundry, maintenance and/or rubbish disposal required will be charged against the security deposit.
- Linen & towels included?: Bed linen and bath towels are included in the rental price. Please bring your own pool towels
- Energy costs included?: Yes, included in the rental price
- Internet access?: Yes, included in the rental price
- Minimum stay: 4 nights during low and mid season  
5 nights during high season  
6 nights during holiday season
- Changeover day: Flexible
- Pets welcome?: Pets are not permitted
- Smoking Allowed?: Smoking and vaping are not permitted
- Pool heating charge?: For those who require pool heating, there will be an additional charge of \$175 per week, to be paid at time of booking. Please note that like all heated pools, pool heating and water temperature are reliant on weather and outside temperatures.
- Tax: Tourist tax is included in the rental price
- Insurance: Guests are required to be in possession of a valid insurance policy, which covers them for cancellations, personal belongings, public liability and any accidental damage caused during their stay.
- Other Ts and Cs: High chair and cot available upon request. A supplement may apply.

You'll need prior authorisation to enter the United States, either through a visa, a Permanent Resident Card, or the Visa Waiver Programme. Most passport holders can get an Electronic System for Travel Authorisation (ESTA) through the Visa Waiver Programme, which allows travel to the US for up to 90 days. You should complete an online pre-registration form on the [Electronic System for Travel Authorisation \(ESTA\) website](#), before you travel.