

# Linden Townhouse

Region: Champions Gate Sleeps: 8

## Overview

This stylish and modern Townhouse is located within the Champions Gate Resort, with access to its fabulous facilities. Located just 13 minutes drive from Walt Disney World, you can rest assured you'll be among the first to enter the gates, strolling onto your favourite rides before the queues get too busy!

Linden Townhouse itself boasts four bright bedrooms, three bathrooms and a wonderful open-plan living space, providing ample space for a group of eight. The sleek modern furnishings add a sophisticated feel to the communal spaces, while the large double rooms and themed twin rooms have a more playful, homely ambience.

The house's ground floor includes one double bedroom and a shower room, accessed from the entrance foyer. Continuing down the hall you will find yourself in the main living area, complete with a fully-equipped kitchen, dining table and large corner sofa, positioned perfectly to look out on the pool or curl up watching the television. The dining table is large enough to sit everyone, so you can enjoy quality mealtimes together, all gathering around the kitchen island to help prepare the food.

Upstairs, there are three more bedrooms; one double and two twins. The twin rooms have Mickey Mouse and NYC themes respectively, perfect for kids or teenagers to share, unpacking and settling into their own space. The two rooms share a bathroom while the double room enjoys its own en-suite!

Outside, Linden Townhouse benefits from its own private terrace with a small plunge pool where you can relax after a long day at the parks. Although small, the terrace has a couple of sun loungers where you can put your feet up and a four-seater table, perfect for a refreshing drink in the hot Florida sun! The resort also offers a large communal pool and waterpark, so rest assured there is plenty of chance to swim! If you are looking for a base for exploring the best attractions Florida has to offer, then the Townhouse is ideal, a simple, modern holiday home to enjoy some quality time together in after the adventures of Disney, Universal Studios® and Discovery Cove!



## Facilities

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

# Interior & Grounds

## The Villa

Linden Townhouse offers themed bedrooms for younger guests, a plunge pool and an open-plan living area. 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 double bed, en-suite shower room

### First Floor

- Laundry cupboard
- Bedroom with double bed and en-suite bathroom
- Bedroom with twin beds (Mickey Mouse theme)
- Bedroom with twin beds (NYC theme)
- Bathroom

### 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.

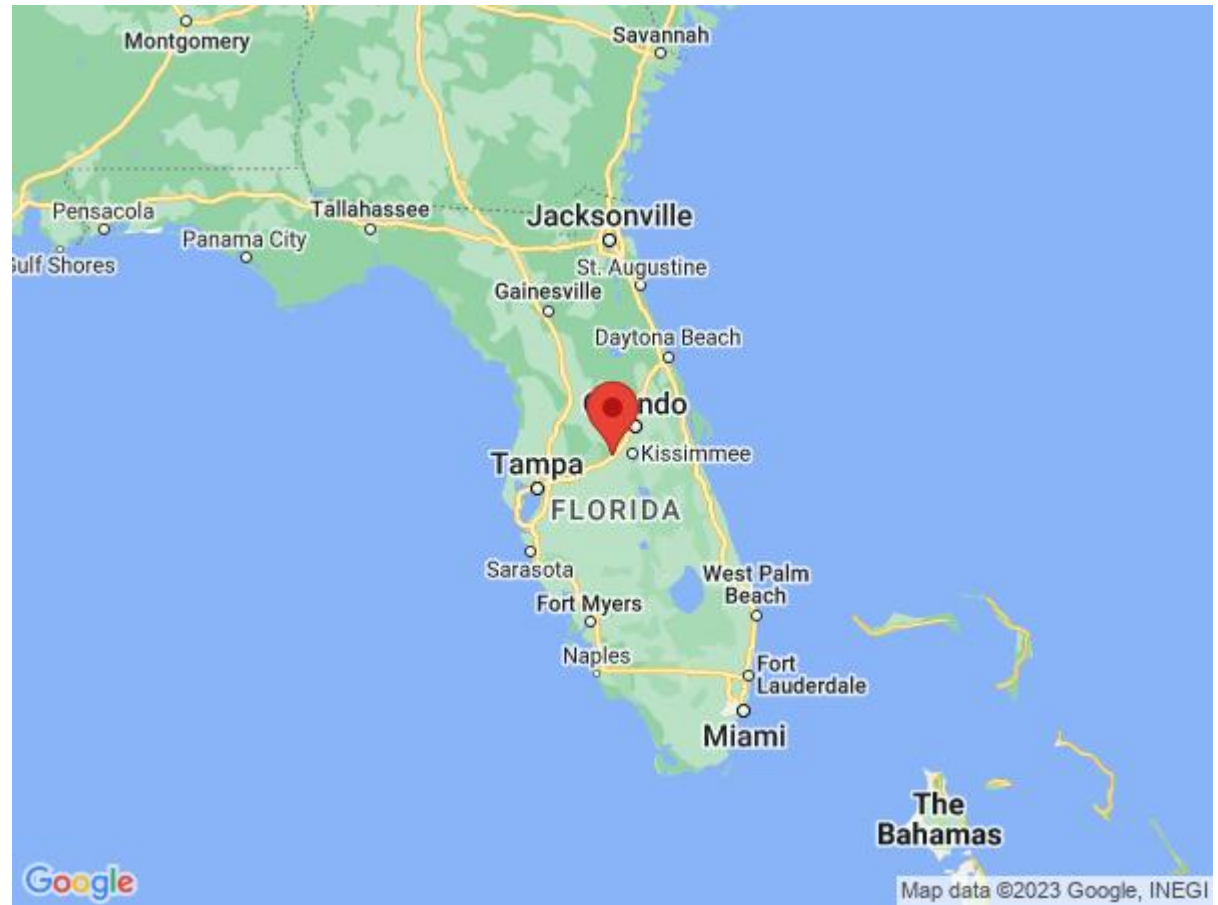
### Distances to Theme Parks

- 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 (29 miles)</b>
Nearest Restaurant	<b>Chili's Grill and Bar (3 miles)</b>
Nearest Beach	<b>Cocoa Beach (72 miles)</b>
Nearest Golf	<b>Champions Gate Golf Club (3 miles)</b>
Nearest Tennis	<b>Champions Gate resort (1 mile)</b>



Nearest Supermarket

**Publix  
(3 miles)**

## What we love

- The house has access to all the resort facilities, including a large communal pool and water park
- The main living space is open-plan, perfect for sociable groups looking to enjoy quality time together
- Walt Disney World is less than a 15-minute drive away – what more could you want!
- The pool is west facing, so gets plenty of sunshine.

## What you should know...

- The private pool is a plunge pool better suited to a quick dip to cool off in the hot summer sun
- A highchair and cot are available upon request for any younger guests
- There is a shaded lanai and child safety fence around the pool for your security

# Terms & Conditions

- Security deposit: \$85 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 \$175 for stays of 6 nights or less, 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 garbage 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 \$182 per week, 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.