



Greenmeadows On Gloucester



Phone (06) 845 4836 Fax (06) 845 4837 Mobile 027 232 4355

Greenmeadows on Gloucester was open in 2009 - Bike About Tours on site (established in 2002) , centrally located at 47 Gloucester Street, on the main road between Napier and the suburb of Taradale



**Luxurious Self Contained Apartment and spacious Studios with Ensuities
Day Bike Hire or One to five days Self Guided Cycling Holiday Adventures
No smoking indoors please!**

Your host: Jennifer Leedes welcomes you to 'Sunny Hawke's Bay' a Wine Tour/Coach Charter Operator for 23 years, Jennifer has a wealth of knowledge to share if you require assistance organizing your activities in and around Hawke's Bay. The happy atmosphere that exists and more importantly your presences as our guest: ensures your stay with us will be etched happily in your mind forever.

Self Contained Luxurious Apartment

Self contained Luxurious Apartment: New Wing at front of complex captures the sun all day, each room has own access by way of Ranch slider and decking, sleeps 4 persons or combine the interconnecting Tiffen Studio room with Ensuite (sound proof wall) will sleeps 6 single persons, or 2 couples and 4 single persons: (two bathrooms)

Full kitchen and breakfast bar:

Home away from home, fully equipped kitchen, with full size stove, microwave, dishwasher, large fridge/ freezer, large pantry, Zip fry pan etc. You can organize your own breakfast, use the breakfast bar or dining room table or outdoor decking of the kitchen area or join us on the fabulous large deck at the rear of the house.

Additional: \$12.00 per person, for buffet continental breakfast.



P O Box 5115 or 47 Gloucester Street, Greenmeadows, Napier New Zealand.

Web: www.bikeabouttours.co.nz Email: info@bikeabouttours.co.nz

Web: www.greenmeadowsongloucester.co.nz Email: leedes@xtra.co.nz



Self Contained Luxurious Apartment continued

Lounge/Dinning/Bedroom:



(7500x5200) Lounge suite, table and chairs, Television – DVD, Queen and two Long King Single beds, additional bed can be made up for 4 single persons. Wireless internet, suitcase racks, full length mirror, full size wardrobe

Bathroom/Laundry

Very spacious, cleverly designed, with generous changing area, walk in shower, toilet hidden behind a wall and full laundry. Bathrobes and hair dryer supplied.





Tiffen Studio with Ensuite & Kitchenette



Penny-farthing Studio with Ensuite & Kitchenette



Dolbel Studio with Kitchenette and adjacent bathroom and toilet



Spacious Studios with a Queen and Long King Single beds, Kitchenette with fridge, microwave, tea/coffee/toast making facilities, dinner set, cutlery etc. TV, DVD, wireless broadband internet. Comfortable lounge chairs and foot tools, Table and chairs, suitcase racks, full length mirror, wardrobe, electric blankets, Bathrobe, hairdryer, Iron/Ironing board. If three single persons additional bed is made up. Guest laundry.

Outdoor decking, access to owner's kitchen

You are welcome to use the large private outdoor decking at the rear of the complex for your meals along with your favourite bottle of wine or juice, or just relax and enjoy the day. An area where peace, tranquility and a fabulous array of neighboring mature trees in the background quiets the soul.



Breakfast: Summer: Buffet Continental breakfast is served outdoors decking.

Winter: Indoor in the warm dining area



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On site: Bike About Tours: Day Bike Hire & 2 to 5 days Self-Guided Holiday Adventure.
Refer: www.bikeabouttours.co.nz

Close to Greenmeadows on Gloucester:

- Airport:** 11.9kms Napier Airport
- Local Buses:** Bus stop is 2 minutes from complex – Buses depart Monday to Friday every half hour – will take you into Napier or to EIT/Hastings /Havelock North areas. Limited weekend bus service
- Shopping Centers:** 1 minute walk Greenmeadows 1.5kms Taradale, 6.6kms Napier, 15kms Hastings, 19kms Havelock North.
- Within a 1 to 3 minute walk:** Hairdresser, Greenmeadows Pharmacy, Greenmeadows Home Cookery, Golden Springs Chinese Restaurant, Orbit Cafe and lots of Takeaway options or the New World Supermarket, it has a fantastic deli.
- Fine dining restaurants** 1.5kms Mission Estate Restaurant, 2.8km The Old Church, 5kms Ormlie Lodge and 2kms to the Duke of Gloucester.
- Other places to eat:** 750m Taradale RSA Restaurant, 1.5kms to the Taradale Shopping Centre which has an abundance of outlets.
- Wineries:** 1.5kms Mission Estate Winery, 2.1kms Church Road Winery, 6.9km Brookfield's Vineyard, 7km Moana Park, 5kms The Filter Room (Cider & Beer)
- Popular venues** 3.2kms to Pettigrew-Green Arena and EIT (Eastern Institute of Technology)
13.8kms A&P Showground's, 15.4kms Hastings Racing Centre
- Sports:** 2.3kms Park Island Sports Complex, 6kms McLean Park, 4.7kms Waiohiki Golf Club, 5.8kms Maraenui Golf Club, 17.1kms Cape Kidnappers Golf Course.
- Points of interest:** 25.8kms Te Mata Peak, 13.2kms Oak Avenue, 13.1kms Splash Planet, 6.8kms National Aquarium, 17kms Gannet Safaris, 17kms Gannet Beach Adventures, 6.5kms Art Deco Shop
- Coach Tour Operators:** Hawke's Bay Tours (06) 844 5693: A1 Tours (06) 844 5727: Bay Tours & Charters (06) 845 2736
- Colleges:** 650metres St Josephs Maori Girls College, 2.5kms Taradale High School
1.7kms Tamatea High School
- Churches** Several churches in the Greenmeadows and Taradale area

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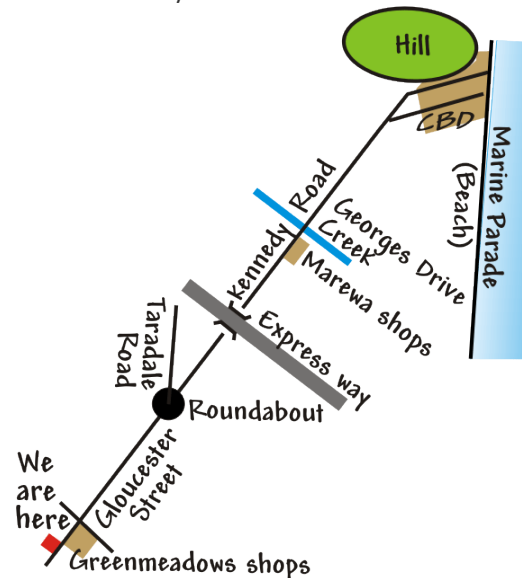
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How to find us... 47 Gloucester Street, Greenmeadows, Napier

South travelling on the Hawke's Bay Express Way, Take the left hand lane when you see the Taradale sign (*don't go over the over bridge*) at the roundabout turn left, turn right at set of lights onto Guppy Road. Next set of lights turn left into Gloucester Street. Shopping centre, we are about 100 meters on your right, look for a white picket fence with a sign at the gate, and a **big 47 on the complex**, opposite the Greenmeadows Pharmacy.

Coming from the North, you will pass the Hawke's Bay Airport on your right, at the first big roundabout, turn right into Prebensen Drive, continue directly along this road, which will be renamed Church Road once you go through the next big roundabout, turn left into Avenue Road, (opposite the gates of Mission Estate Winery) come all the way down Avenue Road to the tee junction - turn left into Gloucester Street (shopping area) I am the third house from the corner, on your left – white picket fence with a sign at the gate, and a **big 47 on the complex**– we are opposite the Greenmeadows Pharmacy.

I look forward to having you to stay at my place; where you will find genuine Kiwi hospitality at its best, friendly relaxed and memorable.



Blessings and safe travels

Jenne Leedes

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TERMS AND CONDITIONS

To confirm your reservation: First night full payment on booking. if applicable for other days booked -balance to be paid on arrival please. We require home address, home phone number, cell phone number, and car registration if applicable.
One Week or more stay: First week full payment on booking

Confirmation Payment:

Payment options: Prepaid direct into our Bank account,

Jenne Leedes T/A Greenmeadows on Gloucester Westpac, Taradale Napier: 030631 0439474 00

When paying by Visa /Master card additional 3% charge to cover bank fees. Cash, Eftpos across the road,

Check-in / Check-out:

We welcome your arrival from 1.00pm to 2.00pm and check-out is by 10.00am on the day of departure. We endeavour to accommodate both early check-in and late check-out requests wherever possible.

Cancellations of individual bookings.

A \$15 administration and cancellation fee will be deducted from all deposits refunded due to cancellation.

We must be notified 12 days prior to mid-day on the expected date of arrival. Refunds are only guaranteed provided we are able to onsell the booking. **HIGH DEMAND PERIODS** deposit is non refundable unless we are able to onsell the booking

Cancellation of Group bookings must be notified no later than 20 days prior to the expected date of arrival. All cancellations less than 20 days prior to the expected date of arrival will be charged for the accommodation booked unless we are able to on sell the accommodation booked

If you fail to arrive on the date you have confirmed, you will be charged the full cost of the accommodation booked.

Whilst we will do our best to meet requests for specific accommodation, we cannot guarantee allocation of specific studios, we reserve the right to alter accommodation booked.

A health issue: We request guests sleep between the sheets, not between the duvets which I understand is the custom in some countries.

Please Conserve:

You are requested to turn off all lights, heating and electronic equipment when not required and before going out. Please ensure all outside lights are turned off before retiring to bed.

Damages

Please advise if you have an accidental spillage so it can be cleaned up straight away. We have the equipment to stop stains etc...Any extra cleaning, repairs or replacements required restoring our Apartment and or Studios or property to its normal condition will be charged to the guest responsible, plus a charge for any resultant loss of income if applicable.

Smoking

Greenmeadows on Gloucester has a **no-smoking policy indoors** there is a designated outdoor smoking area. If you do smoke indoors then you will be charged appropriate cleaning and loss of income charges.

Visitors

Guests' visitors are welcome we do not allow large, noisy gatherings or parties on site. Visitors must leave the premises quietly before 10.30pm.

Pets:

With the exception of guide dogs, we do not allow pets in our Apartment or Studios

Greenmeadows on Gloucester assumes no responsibility for loss of money/vehicles within the boundary of the property.

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