

Booking Terms and Conditions

Lowest Rate Guarantee: we guarantee the lowest rate for all bookings made directly with us online. If guests find a lower rate elsewhere online within 24 hours of booking, we will honour the lower rate.

Published Rates: all rates quoted are per apartment per night, subject to availability and inclusive of VAT at the current rate.

Advanced Saver Rates: up to £30 off the Best Available Rate available for reservations made directly on our website, 7 days prior to the day of arrival. Rates are non-cancellable, non-transferable, and non-refundable. Full prepayment required at the time of booking for the entire stay. Not available on negotiated contracts for corporate or travel agents.

Reservations: a valid credit card is required to guarantee the reservation. Full payment is due on stay. We accept all major credit and debit cards.

Check in/Check Out: standard check in time is 3pm and check out time is 11am. However, early check in or late check out at 1pm are available at only £10 each, subject to availability.

Leeds Headingley: guests to check in at Roomzzz City West on 2 Burley Road, and will be given car park codes and keys to access Headingley, which is only a 3-minute onward drive.

Cancellation: cancellation made after 12 noon on the day of arrival will be charge the full amount of the reservation. Not applicable for Advanced Saver Rates.

Special Requirements: specially adapted rooms are available including wheelchair adapted bathrooms, with lifts in all public areas. Cots are also available, subject to availability. Please check with the hotel prior to arrival.

Security: for security reasons only guests booked in are allowed access to the apartments after 10 pm.

Smoking: all public areas and apartments are Non-Smoking and a minimum of £100 will be automatically charged for Fumigation.

Noise: Guests causing nuisance to other paying guests will be asked to vacate their apartments or make a compensatory payment.

Damage: in the event of malicious, wilful or negligence of room or other property damage, Roomzzz will charge the amount of any loss sustained, including business interruption losses to the credit/debit card of the registered customer. Where payment by the customer was made by means other than credit/debit card, Roomzzz will pursue the matter through civil courts.

Bookings via Alternate Websites: if guests book through website other than www.roomzzz.co.uk, the booking is only guaranteed with the card used unless guests have a payment receipt. Guests will be asked for a Pre-Authorisation on a valid credit card on arrival or payment with a credit or debit card if not pre-paid.

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