



LETTINGS & PROPERTY MANAGEMENT



We have maximised and protected our clients' valuable assets for over 135 years. Do you have a property you would like us to let and/or manage?

Covering Bedfordshire, Buckinghamshire, Northamptonshire, Cambridgeshire, Hertfordshire, Oxfordshire, Gloucestershire, Suffolk and Norfolk, we have dealt with a wide range of residential lettings from studio flats to large country estates. Our local knowledge, wealth of experience and access to hundreds of potential tenants has resulted in us letting many of our properties within days of them hitting the market. We strive to maintain the highest possible standards and make the process of letting your property run as smoothly as possible, ensuring all our clients receive the same care and attention.

In addition to letting your property, you can further benefit from our bespoke property management package designed to remove the stress of becoming a landlord. Using our hands-on approach and expertise, we will manage your property throughout including collecting rent, dealing with day-to-day issues and arranging all annual gas and electricity checks.

Why choose us?

- + Hundreds of registered tenants
- + Qualified staff on hand to offer their guidance and support throughout
- + Free market appraisal
- + Bespoke service to suit your needs
- + Accompanied viewings
- + Eye-catching marketing
- + Full property management
- + Management of improvements
- + Organisation of Energy Performance Certificate (EPC)
- + Organisation of essential statutory servicing
- + Regular inspections
- + Advice on improving and increasing your property portfolio
- + Portfolio management
- + Support from all other Robinson & Hall departments - Commercial, Auctions, Rural Property & Business, Planning & Development, Renewable Energy and Architecture & Building Surveying
- + Professionally accredited by the recognised authorities



Let only v Full Property Management

Our property management service covers single flats, block management, houses and Homes with Multiple Occupation.

	LET ONLY	FULL MANAGEMENT
Eye-catching property brochure	✓	✓
Online advertising on our website and property portals	✓	✓
Marketing your property to our extensive mailing list of potential tenants	✓	✓
Accompanied viewings	✓	✓
Receiving applications from tenants and finding the most suitable	✓	✓
Organisation of EPC	✓	✓
Professional referencing service through HomeLet including credit checks	✓	✓
Registering deposit with the Tenancy Deposit Scheme	✓	✓
Agreeing tenancy terms	✓	✓
Preparing a written Tenancy Agreement	✓	✓
Collecting the initial rent and deposit	✓	✓
Notifying all service providers of the change of tenancy		✓
Collection of rent and other payments due from the tenant		✓
Accounting to you with payments made directly into your bank account		✓
Dealing with all day-to-day issues throughout the period of the tenancy		✓
Dealing with any rent increase or lease renewals with the same tenant on your behalf		✓
Arranging the annual electrical safety checks		✓
Arranging the landlord's annual Gas Safety Certificate and boiler servicing		✓
Regular inspections and feedback to the landlord		✓
Full access to a team of trusted and highly trained contractors		✓
Emergency contact available 24/7		✓
Provision of gardeners, etc where required		✓
Supervision of major works including re-thatching and refurbishments*		✓
Dealing with end of tenancy matters in line with the Tenancy Deposit Scheme		✓
Organising routine maintenance and minor repairs		✓

*subject to terms

COMMISSION FEES

Let only = 8% + VAT (9.6% inc VAT) on rent received
Full management = 10% + VAT (12% inc VAT) on rent received

CONTACT US

Call us to book a free, no obligation market appraisal to find out how much rent your property could achieve.

Bedford

118 Bromham Road
Bedford
MK40 2QN

Tel: 01234 351000 option 1

Buckingham

15 Apollo Court
Radclive Road
Buckingham MK18 4DF

Tel: 01280 428010

Email: lettings@robinsonandhall.co.uk

