

## ...with our comprehensive refurbishment service

- Attracting discerning tenants and Relocation Companies
- Complete interior/exterior refurbishment service for newly acquired or older properties
- Advice on refurbishment requirements
- Schedule of works & quotations prepared on your behalf
- Major refurbishment works undertaken



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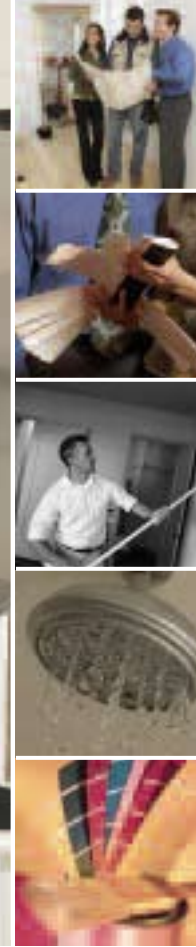


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## Enhance the appeal of your property to tenants



# Update your property's letting potential



We can arrange and oversee refurbishment, redecoration and routine maintenance works that can improve your property's income earning potential when you let.

- **Attract discerning tenants and relocation companies**

Given the choice, most property owners prefer to let to professionals and through well-regarded relocation companies. However, such tenants expect increasingly stringent standards, both in terms of facilities and decoration. It is, therefore, important that your property can match these expectations.

- **Practical refurbishment advice**

Bearing this in mind, when you let, you may consider redecorating or refurbishing your property to make it more attractive to any potential tenants. We'll gladly provide practical advice on any improvements you think are necessary.

- **A complete interior and exterior service**

Once you've decided on your specific requirements, we can arrange them, inside and out. Kitchens and bathrooms, for instance, are frequently singled out for improvement or replacement and we can arrange for the supply of any new units, fixtures and fittings as necessary. We can also co-ordinate the replacement of carpets and other flooring throughout your property and fit new heating systems. New furniture and curtains can also be supplied if you so wish.

It is equally important not to overlook the outside of your property, which is why we can assist with routine maintenance. Simple exterior decoration or an overhaul of your garden can add rental potential and help safeguard your investment.

- **Schedule of works and quotations**

Once we have received your written instructions, we will prepare a schedule of works for your approval, and then obtain quotations for your consideration. Our fees start from as little as 10% of the total contract cost.

- **Major structural work**

If any structural alterations are needed, our refurbishment service can arrange this too. We'll organise any projects, from the replacement of windows or removing walls to installing entire plumbing systems or even re-roofing.

- **Furniture Packages**

Visit [www.sandersonjames.co.uk](http://www.sandersonjames.co.uk) and go to the *Investor Info* page for a full listing of our furniture packages.

*Sanderson James does not accept any responsibility or liability for work undertaken by any appointed contractor*