

Making **property**
work for you



Welcome to County Property...

The professional lettings & management service that never cuts corners.

We are the ideal people to let your residential property if you're looking for high-quality service, expert advice and a rewarding, professional business partnership.

Since 1982 we've grown to become one of the most successful lettings specialist in the West Surrey area. So much so, that we look after the largest share of the local rental market, ranging from studio flats, to luxury apartments to executive five-bedroom family houses.

We're looking for quality properties. We attract quality tenants. It's the perfect match.

Capturing a sizeable share of the Corporate Housing Market has been key to success which we share with you. Many companies have made County Property their first-choice supplier of rented properties, which is great news for you. Our extensive customer base makes it far easier for us to find excellent tenants for your property quickly, maximising the income you can enjoy.

Our professional and enthusiastic team will work energetically on your behalf, whether you're a first-timer, a 'buy to let' investor or experienced landlord.

We'll market your property proactively, manage it efficiently protecting your interests at all times.

Putting quality first



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“I would like to take this opportunity to thank all at County Property for the high quality of service we have experienced whilst renting through your agency.”

Lisa Butland and Philip Avenell (Tenants)

Market Appraisal

Straight-talking, expert advice to achieve the best results for you.

Our in-depth experience will save you time and money – helping to minimise the risk of your property standing empty because of an unrealistic rental price or problems with presentation.

Your first step is to visit our bright and friendly Customer Centre in the heart of Woking or call us on 01483 883 900. We'll be glad to discuss your needs and arrange for one of our experts to visit your property as soon as possible.

A realistic rent for your property

Our lettings experts will provide you with a rental assessment of your property. The figure will reflect our day-to-day awareness of current local market conditions and prices. We'll give you the realistic price you can expect to achieve – without losing weeks of income through vacant periods.

Subtle changes that make the difference

Today's tenants have high expectations. They may view 20 properties before making a choice. But subtle improvements in presentation can raise the profile of your property and maximise its appeal and value. We'll reveal the secrets of the trade to you.

The properties in the best condition are the ones that will attract the tenants. But that's not all. We'll share our knowledge of the rental market with you, giving you inside information on how we will target the right audience for your property.

Maximising rental income



Proactive Marketing

Finding the right tenant requires thought, care, energy and innovation.

In today's market conditions, lettings companies face two specific challenges. County Property succeeds at both of them – attracting high-quality tenants and finding enough of them.

Sending out the right message

We want a good match for your property, so we position ourselves as a high-calibre lettings company that puts service first. This look and feel of quality appears in our advertising, on the web and in our window. As a result, we attract the perfect tenants.

Building on our reputation

Our excellent local reputation has grown over many years, creating a steady stream of personal referrals and would-be tenants through our doors. People know us, trust us and like us.

Capturing the corporate market

Our growing number of business customers increases the number of tenants we house. But we'll go even further – by proactively canvassing new companies to gain their business and find homes for their employees. Expansion of this corporate sector is great news for our landlords, particularly as we are preferred suppliers to many local companies.

We're an innovative company too, encouraging fresh thinking. We're always looking for new ways to meet the needs of tenants in order to maintain your income stream. Our Flexi-Apartments scheme, where corporate clients pay a premium for short term serviced luxury apartments, is a superb example of our ability to design a new 'product' to meet ever-changing market needs.

Partners for success



“I just wanted to thank you and your team for the outstanding support you have given me over the last year with the letting of my property.”

Working and living half way around the world was always going to make letting my property a challenge! The way the letting has been handled by your company has been exemplary. I have always had peace of mind knowing that you are there to handle issues as and when they arise.”

Bob Dodd (Landlord)



Looking after your interests

Maintaining quality

As a member of ARLA, the Association of Residential Letting Agents, we are committed to the professionalism of the industry by following best practice. The majority of our staff are proud to have ARLA qualifications, but more particularly our membership means additional benefits for you: Protection for your money through ARLA's bonding scheme; Up to date legal advice via the latest legislation; Highly qualified staff.

Agreements

The tenancy agreement is key to making your investment secure. As well as screening tenants with a credit reference agency, we also ensure they sign an agreement that meets current legislation and avoids legal loopholes that could be exploited.

Deposits

Deposits are held in accordance with current government legislation.

Inventory

An inventory is another important document which is a must have following the introduction of the Tenancy Deposit Protection Scheme (TDPS). We have professionally trained Inventory Clerks with an eye for detail and who are qualified to provide an efficient and accurate inventory service, through to assistance with any deposit dispute resolution.

Maintenance

Faults inevitably occur from time to time. We'll deal with these efficiently on your behalf so that they are resolved quickly to ensure your investment is maintained and your tenants continue to enjoy living in your property. Over the years we've developed an excellent working relationship with our contractors who can provide fast remedies at a reasonable cost. Like you, we want your property to retain its full earning potential.

Makeovers/Refurbishments

In addition, we can help enhance your property next time you're considering a new look as we have staff who specialise in property makeovers.

Satisfaction for everyone involved is crucial. And we'll use our people skills, contacts and organisational abilities to make sure things run as smoothly as possible.

Your next move

Call us today or visit our
Customer Centre

If you have a property available for rent – or one that's set to become available – please don't delay if you want to start earning income as soon as possible.

Your property will be placed in our lettings portfolio and uploaded to the Internet after you have signed an Agency Agreement.

Please call us on **01483 883 900** to make an appointment or why not visit our Customer Centre and talk to a lettings expert.

We hope to hear from you soon.

You want results, security and top quality customer care. County Property will deliver all of these and more. Don't take our word for it – call into our Customer Centre and see for yourself how refreshingly different we are in our approach to lettings.

Specialising
in quality
letting and
customer
care



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