



PROPERTY MANAGEMENT

South Court
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Members of:

The Royal Institution of
Chartered Surveyors

The Association of Residential
Letting Agents

The Residential Landlords Association

CHESTERS and CHESTERS COMMERCIAL

are a long established independent firm of general practice Chartered Valuation Surveyors providing a comprehensive and efficient service covering most aspects of the property profession.

The Property Management Department and Residential Lettings office provides up to date marketing and management techniques with a fully computerised service for landlords with a single property or a portfolio. The membership of respected organisations within the property profession ensures professionalism, integrity, quality of service and security of money held.

Valuations, surveys, estate agency and general professional services of residential, commercial and industrial properties are available within the organisation thereby providing the full spectrum of property consultancy.

Other services offered by Chesters and Chesters Commercial

- Residential lettings and sales
- Building surveys
- Homebuyers reports
- Valuations
- Commercial agency
- Rent review negotiations
- Rating appeals
- Schedules of condition
- CPO compensation advice
- Acquisitions advice

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Whether you have one or more investment properties, either residential or commercial, you need expert advice to protect your investment and maximise your income.

There are many points to consider when owning investment properties, from basic problems such as:-

- the rent being paid
- maintenance of the property

through to more complex matters such as ensuring that possession can be obtained at the end of the lease, continuity of occupation and a myriad of other problems often encountered on a daily basis.

What can Chesters offer?

Chesters have many years experience in the management of both residential and commercial property and offer a comprehensive service for you, the client, to ensure that the stress and worries of owning investment property and dealing with tenants is removed to allow you to enjoy the benefit of your investment.

What is included?

Chesters management service offers:-

- Fully computerised accounting
- Clients money fully bonded
- Flexible management charges
- Monthly or quarterly statements
- VAT analysis on all statements
- Cash Received VAT analysis on appropriate clients statements
- Clients money paid by Bacs directly into their bank account
- Regular updates for clients
- E-mail contact with clients
- Rents collected by direct debit*
- Formal rent demands issued
- Insurance claims handled
- Liaising with solicitors
- Court appearances
- Instructing contractors
- Regulated tenancies managed
- Service charge collections
- Ground rent collections
- Full re-letting service
- Checking tenants in and out
- Formal tenancy agreements and any notices
- Property sales service

What will this cost?

This will depend on whether you have residential or commercial properties, a single property or multiple properties.

Chesters fee structure is extremely flexible - instead of being charged a flat rate for all tenants a separate charge can be allocated to each tenant or even the individual charge per tenant.

So why choose Chesters?

By using **Chesters** you can be assured of a first class service and attention to detail, thereby removing the worries of the management and supervision of your investment.

Chesters membership of the Royal Institution of Chartered Surveyors and the Association of Residential Letting Agents ensures that all funds held on your behalf are fully bonded and protected whilst also ensuring professionalism and integrity.

* Subject to agreement with the tenant(s).