



**CHRISTOPHER
NEVILL**

ESTATE AGENTS

LETTING YOUR PROPERTY

01895 239 977

Helping people move

Lettings: 01895 239 977

Sales: 01895 232 000

Fax: 01895 813 434

278 High Street, Uxbridge, Middlesex UB8 1LQ e: letting@christopherneville.co.uk i: www.christopherneville.co.uk



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ESTATE AGENTS

Welcome to Christopher Nevill Estate Agents.

Christopher Nevill are one of the largest letting companies in Uxbridge looking after hundreds of properties for all types of landlords; from professional investors with sizeable portfolios, to individuals who want to go travelling for a year and require peace of mind of knowing their home is in safe hands while they are away.

We are very lucky to have a highly talented team of people in our letting office, with a broad range of skills and property experience. Our extensive knowledge and experience of the lettings market helps guide landlords through the minefield of regulations and legislation involved in letting a property. Our team is able to offer good practical advice on how to achieve the best return from your property, both in terms of rental income and capital appreciation.

We have invested heavily in information technology and industry leading software, this means we are able to provide an efficient, professional service at all times.

NAEA & ARLA

Our high standards of professionalism are reflected in our membership of both the National Association of Estate Agents and the Association of Residential Letting Agents. These bodies have very strict rules of conduct both in terms of how we run our business and how we look after our clients' money. Our membership also means we are kept informed of all the very latest changes in legislation that affect our industry.

We have Professional Indemnity Insurance, Public Liability Insurance, and Client Money Protection Insurance that covers any monies in our client account. This means in the unlikely event of fraud or problems within the business itself, your money is protected.



TENANCY DEPOSIT SCHEME

Disputes over deposits are a very common problem in the lettings industry. To attract quality tenants to our properties Christopher Nevill are a member of the Tenancy Deposit Scheme, a completely independent body who adjudicates in the event of any dispute. Every new tenancy where we hold the deposit is covered by this scheme and this open and fair process is obviously very attractive to prospective tenants.

MARKETING YOUR PROPERTY

ONLINE MARKETING

We are big fans of the Internet and recognise it's value as part of our overall marketing strategy when letting your property. We now get more enquiries from our website than we do from traditional newspaper advertising. Our website features both internal and external photographs of your property which is featured on our e-list advising tenants of new properties as they become available. Your property will also feature on Rightmove, the UK's largest property portal.

LOCAL PROFILE

Christopher Nevill have a very high profile locally, both in the press and with our board presence attracting an awful lot of enquiries from prospective tenants.

OPENING HOURS: 7 days a week, until 8pm weekdays



LINKS

Christopher Nevill have established contacts with many blue chip companies who are regularly looking for accommodation for new and relocating employees.

SELECTING THE RIGHT TENANTS

Tenant choice is of paramount importance and we take our role here very seriously. Every tenant or guarantor applying to rent a property through us is put through a vigorous vetting procedure including credit search, previous landlord reference and employer's reference.

SERVICES

PROPERTY MANAGEMENT AND MAINTENANCE

We take care of properties for landlords living all around the world, they have peace of mind knowing they have left their property in expert hands. Each property is regularly visited to ensure it is being looked after and all day-to-day issues are taken care of by our professional team.

If anything should go wrong at a property we have a list of approved contractors who are all highly skilled trades people. Upon letting your property we would arrange a monetary limit with you, which would allow us to go ahead with any small maintenance jobs. If maintenance was required beyond this limit we would then contact you, firstly to discuss the issue and secondly to see if there were any preferred contractors you would like to use.

RENTAL PAYMENTS

Rents are paid over to landlord's quickly and efficiently using electronic banking. Our monthly statements clearly show all income and expenditure, and for speed we email these or can send them in the post.

LEGAL PROTECTION & RENT GUARANTEE SCHEME

Through specialist insurer Letsure we can arrange for various levels of protection, from a policy to cover your legal costs in the event of a dispute with the tenant, to rent guarantee schemes that will cover your legal costs and loss of rent should the tenant default.



TAX

The income from letting a property in the UK is subject to UK tax, and we advise all our landlords to talk to a tax advisor about the most tax efficient way of letting their property. We can of course put you in touch with a specialist.

You must advise us if you are residing overseas as there are special tax considerations for overseas landlords, we can tell about these and help you fill in the necessary paperwork.

BUILDING & CONTENTS INSURANCE

You are responsible for insuring the building and contents at the property you are letting. It is vital your insurance company knows the property is let otherwise problems could arise when making a claim. Christopher Nevill are able to offer competitive quotes for building and contents insurance through a specialist insurer.

SALES

We have a large sales department, so if you are thinking of expanding your property portfolio, we can keep a look out for a good investment for you. Should you decide at any stage to sell a property then we can offer you a special discount on the fees.

Please contact us on 01895 239977 or letting@christopherneville.co.uk for a no obligation appraisal. We would be delighted to be of service to you and very soon you will understand that Christopher Nevill is everything you should expect from an exceptional estate agent.

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SALES LETTING FINANCIAL SERVICES SURVEYS LAND PLANNING NEW HOMES



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