

## Specialists in:

- Residential lettings
- Property management
- **Property refurbishment** 
- Property investment



# Welcome to Sarah Kenny Residential Lettings

We're Bristol's leading independent property specialist, providing an unparalleled level of customer service to both landlords and tenants. Established in 1990, our core values have underpinned the ethos of our business for over 30 years: **work hard, be honest, care about what you do.**

## Property refurbishment

Our property refurbishment service has been specifically designed to maximise rental return for our landlords. A comparatively small investment to upgrade influential features can reap dividends for several decades, as you attract high quality tenants who are willing to pay a premium rental price for a premium property.

If your property could be working harder for you, please read on to find out how our experienced team can help.



# What to expect from our experienced team

Based on your rental income aspirations, refurbishment budget and target timeframe, we'll provide expert advice to help you decide on the next steps; and once your project is underway, we'll completely remove the stress often associated with a property refurbishment.

Choose to refurbish your rental property with Sarah Kenny Residential Lettings and we will:

- Make informed recommendations based on our extensive expertise and knowledge of the rental property market.
- Negotiate and secure competitive prices, always obtaining fixed quotes before any work begins.
- Engage trusted, reliable, experienced contractors who we have worked with before.
- **Transform your property and maximise your rental income.**



*Before*



*After*

# Maximising your rental income

We'll identify all opportunities to maximise the rental income of your property, discussing the range of options and associated costs with you, so that you can make an informed decision on how to proceed.

We'll then oversee the entire project from start to finish, making sure that schedules are fixed and deadlines are met, providing you with regular updates at agreed intervals to give you complete peace of mind.

We only use contractors who we've worked with before and who offer an excellent, professional service at a competitive price. Your dedicated property manager will remain your primary point of contact, regardless of how simple or extensive the refurbishment is.



# Transparent pricing

As with all our services, we offer completely transparent pricing. None of the contracted services are marked up, in fact we benefit from preferred supplier discounts, savings that are passed directly on to you.

Our refurbishment management fee is a fully transparent 12% of the overall project cost, including VAT.

If you'd like to discuss the refurbishment of your property, please get in touch – we'd be delighted to hear from you.



Before



After



Before



After

## Contact us

While our head office on Regent Street is being refurbished, please contact us at our 'home from home'

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**T:** 0117 946 7171

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