

# The benefits of Ancombe & Ringland's Property Management Services

- Availability during office hours
- 24/7 emergency repairs service
- Many professional tenants and relocation companies insist on a recognised management agent
- Expert letting advice
- Extensive marketing
- Periodic inspections and safety checks
- Deposit negotiations
- Comprehensive refurbishment service



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# Property Management

**We're on call**  
so you don't have to be



We guarantee your property matters

# Let Anscombe & Ringland manage all the details

Very few landlords can be on call around the clock to respond to the needs and requests of tenants. The legal responsibilities of being a landlord can be complicated too. So there are many advantages to Anscombe & Ringland managing your property on your behalf.

It's not simply a matter of convenience. The majority of tenants and relocation companies prefer to deal with recognised agencies – in fact, many corporate tenants insist on it.

- **Appreciate our expertise**

There are obvious reasons why tenants prefer to deal with a recognised agent like Anscombe & Ringland rather than directly with a landlord. They are assured of a quick response from our dedicated management team, with their understanding of the latest legislation and a wealth of long-established contacts.

- **Tenant selection**

We pride ourselves on our ability to find the right tenant for your property. Our knowledge of both local and national markets will ensure that your property is seen by the right people. We are able to further demonstrate our confidence in our tenant selection via our unique Seal of Approval service. Should you choose this service and in the unlikely event a tenant, to whom we have given our Seal of Approval, does not meet the obligations created by

the tenancy agreement, the matter will receive the personal attention of the Chairman of the company.

- **Tenancy Deposit Resolution Scheme**

At the end of the tenancy, you want to avoid any disagreements over deposit refunds. We will help prepare a schedule of condition which will provide clarity to the deposit negotiations and avoid unnecessary and stressful disputes. When negotiations suggest that resolution is looking unlikely, we will swiftly refer the dispute to the Tenancy Deposit Resolution Scheme, of which we are members. This will ensure that the dispute is resolved by an independent and recognised body.

- **Benefit from extensive marketing**

When you decide to let, our extensive marketing campaign ensures that the right people see your property. We also endeavour to alert prospective tenants to the fact that it is agency managed. So we clearly mark each of our managed properties, whether online, on our colour particulars, in our shop windows or in regional newspapers.

- **A hands-on approach at all hours**

No landlord appreciates a phone call in the middle of the night if a burst pipe or other crisis requires urgent attention, so our emergency cover contractors are on hand to deal with any problems.

Of course, we do everything we can to avoid these situations arising in the first place. Our inspectors periodically visit to check on potential maintenance problems and the general condition of your property, sending you a written report on their findings and recommendations. We will help you navigate the minefield of government legislation and provide up to date guidance and advice as to your obligations as a landlord. We can also help plan and implement, when required, any plans of action for works or safety checks made necessary by the legislation.

- **Maintaining your property's appeal**

All properties require attention to ensure they retain their appeal to prospective tenants. We often find that the better the condition of your property, the better a tenant will care for it. Our specialist team can arrange routine maintenance to protect your investment from the weather and general wear and tear.

