

**CASE STUDY**

**MAXIMISE YOUR PROPERTY POTENTIAL**

RETURN ON INVESTMENT

**1.5 WEEKS**

BEFORE LETTING

£50k INVESTMENT

**1900%** TIME TO LET IMPROVEMENT

RENTAL INCOME **50%** GROWTH

We were approached by the daughter of a long-standing client, who had recently taken over the management of her parents' property and wanted to understand where there was potential to grow the rental revenue and minimise the length of time the property was on the market.

We quickly identified that the property afforded enough space to add an ensuite to two of the bedrooms, which would help to maximise the rental figure. We also advised that a new kitchen, alongside new décor throughout (including carpets) would be a sound investment to increase attractiveness to prospective tenants.

We worked with the client to set a realistic budget for the entire refurbishment, and managed the project on her behalf. We were able to achieve several cost savings across the project because of our extensive contact list across our local property renovation network.



*"Our client grew up in the property, so she was shocked to see how well the the space upstairs had been utilised when the renovation was complete. I managed the entire project for her, it helps to remember that we can bring a completely different perspective to something that's so familiar"*  
**Emily, Head of Property Management**