


CB ESTATES

SALES, LETTINGS & PROPERTY MANAGEMENT



Moving home can be a
life-changing experience

CB Estates are an independent, family run, professional lettings, sales and property management agency who can tailor make a service for landlords and sellers. With Valerie Cassidy, Harry Cassidy, Zoe Cade & Steven Bell we offer over four decades of experience and pride ourselves on offering a first class service to all of our clients including buyers and tenants, using our knowledge and attention to detail to ensure the process of either selling or letting is smooth and efficient for all parties.

Moving home is not complicated but it can be a daunting prospect and we recognise that your home is probably the largest single investment you will ever make.

We offer a wide range of property services all under one roof, and will always strive to achieve the best price for your property without being unrealistic. Our aim is simple: to provide the best possible service, assist you from start to finish and communicate regularly throughout the whole process – whatever your property matter. Please take a few moments to read this brochure to discover why you should choose us.

Why Choose CB Estates?

- ✓ Highly skilled team of professionals with in-depth local market knowledge
- ✓ Proven track record of selling and letting success
- ✓ Specialist advice in selling of all types of property
- ✓ Global exposure of properties through our cutting edge website cbestatesltd.co.uk and Rightmove, the leading property portal in the UK
- ✓ Free, no obligation pre-market appraisals
- ✓ Quality colour printed sales particulars with bespoke options and floor plans
- ✓ Comprehensive database of applicants matching quality Buyers & tenants to properties
- ✓ Targeted national, regional and local advertising campaigns
- ✓ In house 24 hour maintenance service with free call out for landlords



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To find out more and to view all
our available properties please visit
www.cbstatesltd.co.uk

Our unique service, step by step



**Activity and
marketing does not
stop until we sell
your property**

1 Free Market Appraisal

If you're thinking of selling or letting your home, this FREE service will help you understand your home's current market position. We provide you with up to date information with regards to recent sales or lettings of comparable properties in your area so you can make an informed decision. An accurate market price of your property's worth creates competition and intense buyer and tenant interest.

2 Web Advertising

Your property will be instantly available on our up to date website — cbstatesltd.co.uk— with floor plans, photography and location maps. Your details will also be automatically sent to relevant applicants and also loaded onto rightmove.co.uk.

3 Window Displays

The benefit of good window displays in busy locations should not be underestimated in their ability to catch the eye and draw in potential buyers and tenants. Your property will be advertised in our prominent LED window displays.

4 Professional Photography

First impressions count and the first thing potential buyers see before they even pass the front door is the photographs of your property. We spend time, use professional cameras and skilled photography to capture the best pictures that will make your home sell quickly.

5 Impressive Full Colour Details

Your property will have its own sales details, designed to be eye catching and aesthetically pleasing. This comes complete with floor plans and the high quality photography that showcases your property and truly does it justice.

6 Distinctive 'For Sale' and 'To Let' Boards

Our stylish and distinctive for sale boards are an invaluable marketing tool clearly identifying a property and frequently generating interest from would be buyers and tenants that had not previously considered a move.



7 Feedback & Contact

As a customer focused firm our number one priority is to keep you constantly updated on the marketing progress of your home. We endeavour to give feedback 24 hours after every viewing.

8 Prominent Office Location

Our attractive and inviting office can be found in a prime location having the latest technology to enable people to view your property in a relaxed and friendly environment. Visit us today!

9 Accompanied Viewings

Accompanied viewings are offered seven days a week if required to all of our clients whether the property is vacant or occupied.

10 Sales Progression

Once we have Sold your property, our service doesn't stop there. We will regularly progress your sale and keep you informed of events as they occur, thereby eliminating any problems that may arise at an early stage. Our job is not done until the keys are handed over.

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SOLD

76 77 99
TATESLTD.CO.UK

 rightmove

 The Property
Ombudsman

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Lettings



CB Estates can tailor make a service to suite your individual needs, we provide three levels of service for you to choose from:

Let Only

We will make you fully aware of your landlord obligations and the current regulations. We will market your property and find you suitable tenants and ensure they are fully referenced by a specialised independent referencing agency, this includes checks on their credit status, employees' reference and current landlord reference where applicable. Once the report is complete and acceptable all paperwork is prepared in house, at this stage a six weeks deposit and one month's rent in advance is collected. Once the tenant has moved into the property the landlord will receive any funds due less our agency fees. The tenant will pay further rental payments directly to the landlords account and contact the landlord with all maintenance issues that may arise.



Let and Rent Collect

We will make you fully aware of your landlord obligations and current regulations. We will market your property and find you suitable tenants and ensure they are fully referenced by a specialised independent referencing agency, this includes checks on their credit status, employees' reference and current landlord reference where applicable. Once the report is complete and acceptable all paperwork is prepared in house, at this stage a six weeks deposit and one month's rent in advance is collected. Once the tenant has moved into the property CB Estates will continue to collect the rent and deduct our fee on a monthly basis, the tenant will contact the landlord with any maintenance issues that may arise.

Full Management

We will make you fully aware of your landlord obligations and current regulations. We will market your property and find you suitable tenants and ensure they are fully referenced by a specialised independent referencing agency, this includes checks on their credit status, employees' reference and current landlord reference where applicable. Once the report is complete and acceptable all paperwork is prepared in house, at this stage a six weeks deposit and one month's rent in advance is collected. Once the tenant has moved into the property CB Estates will continue to collect the rent and deduct our fee on a monthly basis, the tenant will contact CB Estates Property Maintenance Service who will advise the tenant in the first instance. We will then contact you with any maintenance issues and provide you with a quote for works advised. CB Estates do not charge a call out or arrangement fee, if landlords have their own contractors we can liaise with them directly where instructed.

Our Fully Managed service can offer a service like no other. With our in house maintenance team, "Gas Safe" plumbers and "NICEIC" electricians on hand you will never be stuck in a position of trying to find an honest tradesman. When instructed by the landlord we will attend all reported issues within 48 hours and report back, if the issue is a simple fix (without parts) this will be carried out on site, free of charge to the landlord. We offer 24 hour emergency call out 365 days a year, this means that your tenants will be comfortable knowing that the tradesman attending the property is part of the agency and keeps the continuity throughout the tenancy.

Have you seen the signs?

If you are considering selling or letting and would like a free no obligation valuation call our team today on

01708 767799



CLARITY FINANCIAL MANAGEMENT
HELPING CLIENTS TO GET A BETTER MORTGAGE

With over 25 years Industry Experience if you need mortgage advice you really couldn't be in better hands.

The complex World of finance had some major changes in 2014 including the introduction of a new Regulator "The Financial Conduct Authority" (FCA). Their job was to learn from the mistakes of the banking crisis and implement Regulatory changes that meant Lenders would have to be much more robust in their lending policies.

Those changes were introduced in April 2014 and the general feeling is that it is a lot harder to get a mortgage now than it has been for many years. Lenders have all interpreted the new Regulations in different ways and it is quite usual to meet a client who has been declined by their

own Bank but accepted by a Lender they have never had any dealings with.

Therefore if you need any advice on mortgages, re-mortgages or buy to let why not speak to us at Clarity Financial Management. We are experts offering independent mortgage advice to clients from all backgrounds. We can have an initial discussion over the phone and if we feel we can help we can arrange a face to face meeting. It's really simple and it won't cost you any money to find out what options you may have.

Our Office is in Billericay but we are happy to visit you. To discuss your situation please call David Cade on 01277 633300 or email davidcade@claritym.co.uk

Clarity Financial management is an Appointed representative of Personal Touch Financial Services which is authorised and Regulated by the Financial Conduct Authority The Financial Conduct Authority does not regulate Buy to Let mortgages



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