



Management Guide

Property management

Our drive to maintain the highest service standards combined with an in depth knowledge and experience of the rental market have been paramount in achieving this success.

Our management service is available to you, whenever or not your home had been let through us.

Maintaining your investment

Maintaining the long term value of your investment is as important as finding the right tenant.

As part of our comprehensive management service, we will visit your property twice a year and issues a written report on its condition, with recommendations for any remedial works required.

Day to day maintenance, redecoration and repairs or renewal of fittings and equipment can be arranged on your behalf, to relieve you of this responsibility. Specialist staff can also advise on the refurbishment on your property to enhance its appeal and value.

Accounting to you

With some of the latest technology in place we are able to track and record all aspects of the management of your property.

Full financial information giving details of rent and any disbursements are reported accurately on a regular basis and monies paid by bank transfer as soon as they have been accounted for.

Your property manager

Regular communication with our clients is of the utmost importance. A dedicated team of property managers are appointed by APL, ensuring you will always be able to make contact with someone with whom you can discuss all matters relating to the management of property your property.

Value for money

Our full property management service is charged and calculated as a percentage of the rental income. The charge for single managed property starts at around 6% and decreases for multiple properties.

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In a competitive market place, it's vital to keep your property in the best possible condition. Doing so will attract quality tenants, maximise the rent you achieve and enhance its value.

Our refurbishments service gives a complete solution to renovating your property. The service provides landlords who live abroad, or at a distance from their property, the reassurance that works are property managed and cost effective.

Our refurbishment team is highly experienced and only use fully approved and insured contractors.

We also have access to a range of professional such as architects and chartered surveyors, should specialist expertise or advice be required.

The service is completely flexible and includes the following:

- Redecoration and complete furnishing service

- Replacements kitchens and bathrooms
- Electrical and plumbing
- Timber and damp treatment
- Building, conversions and conservatories
- Gardening.

Tax service for non-residential landlords

Many overseas Landlords require help and advice with tax matters relating to their UK property. This service has been specifically designed to meet that need and covers every aspect of current UK tax legislation, to help minimise your UK tax liability and maximise your property asset.

This service is available through our association with a specialist firm of Chartered Accountants with whom we can arrange an initial discussion upon request.

Rent and legal cost protection plan

However well tenants are vetted, there are rare occasions when rent is paid late, or not at all. Due to stringent referencing procedures, situations like this are thankfully few and far between. Late or non-payments can cause headaches, especially since many tenanted properties are mortgaged.

This is where the rent and legal costs protection plan comes into its own. When we are managing or collecting rent on your property, for a small monthly payment of 2.75% of the rent plus VAT, we will guarantee to pay your rent in full if, after 15 working days the tenants have not made a payment. It's as straight ward as that.