



Your
property
partner



For all your
residential needs

 The Annexe IP33 1EL
 enquiries@hazells.co.uk
 www.hazells.co.uk    

OUR STORY

Hazells specialises in letting, managing, and investing in residential properties from our offices based in central Bury St. Edmunds. We are a leading firm of chartered surveyors within the town and maintain the highest level of professional standards of service on behalf of our clients. We have a wealth of experience and depth of market knowledge within our specialist sector, providing the very best advice and support to our clients.

RESIDENTIAL SERVICES

Services available to our clients include:

- Lettings
- Management
- Investment Advice
- Refurbishment Project Management



LETTINGS

We can provide all the advice and services you need to let your property, including:

- Preparing your property for letting
- Adequacy Standards Checklist for the American Military (USAAF)
- Energy Performance Certificate
- Insurance and mortgage requirements
- Furnishings and white goods
- Gas and electrical tests and certification
- Rental advice
- Tenancy terms
- Marketing strategies
- Viewings
- Tenant Referencing
- Inventory preparation
- Documentation
- Initial rent and deposit collection
- Deposit handling
- Utilities sign over
- Client accounting





MANAGEMENT

At the core of our business is our full-management service. We can take all the stress and strain out of managing your property, and our services include:

- Rent invoicing and collection
- Monthly client statements
- Annual income and expenditure statements
- Arrears procedures
- Regular property inspections
- Post-inspection client reporting
- Tenant liaising
- Repairs, replacements, and maintenance
- Insurance claims
- Rent reviews and tenancy re-negotiations
- Gas certification
- Electrical certification
- Statutory and other tenant notices
- Check-out procedures
- Dilapidation assessments
- Deposit settlements
- Minimising rental voids
- Clients' money protection

INVESTMENT ADVICE

- Location
- Type and layout of the property
- Rental analysis and expectations
- Yield comparisons
- Identification and acquisition advice
- Inspection and recommendations

Buying the right property in the right location is fundamental to the future performance of an investment property. Our advice encompasses:

- Negotiation
- Assistance through the purchase procedure
- Pre-let marketing
- Access to financial support and advice

REFURBISHMENT PROJECT MANAGEMENT

For clients with properties that require more than just a coat of paint, we are pleased to offer our project management service, which includes:

- Property inspection
- Advice on the scope and extent of work
- Preparation and client agreement of a specification for works
- Obtaining contractor quotes
- Arranging for clients to instruct works
- Overseeing and approving finalised work



CONTACT US

For further information regarding letting and management, please contact Andrew Kettle or Chris Oakes.

Hazells

The Annexe,
Short Brackland
Bury St Edmunds,
Suffolk, IP33 1EL
T 01284 702626

Email

chris@hazells.co.uk
andrew@hazells.co.uk
admin@hazells.co.uk

Online

X HazellsUK
f Hazells2
@ hazellsuk
[hazells.co.uk](https://www.hazells.co.uk)

