

## WHY CHOOSE BAMPTONS TO MANAGE YOUR PROPERTY?

Bamptons offer you a combination of property management experience and a commitment to maintaining and enhancing the value of your flat. This is achieved through rigorous, responsive and sustainable management.

### Why is sustainability so important?

The Royal Institution of Chartered Surveyors (RICS), the body responsible for setting the rules of property valuation, have made sustainability a fundamental part of the valuation process for all properties, both residential and commercial. Sustainability is therefore a key factor in valuing your flat. This is a major change to the residential property market which will over time have a significant impact on property values.

We believe our unique knowledge of property management and sustainability will protect the value of your flat as these changes take place.

Unlike other property management companies we are truly independent and are not owned by any other estate agent. Therefore Bampton's clients can be sure of receiving fully impartial advice and unrivalled personal commitment from a team of highly experienced management specialists who have industry leading experience in all aspects of service charge management including legal, valuation and sustainability matters.

### Our Team

Based in Kent and London our team has over 80 years combined experience in the London and South East property markets. The quality of our team enables us to deliver exceptional service, pooling our knowledge and experience so we are greater than the sum of our parts.

### Management Services

Following our appointment as managing agents to your property we undertake an initial audit of your building's condition, its contracts, and its outgoings. This enables us to devise a management package for your building - and for you. Our programme will help to contain and reduce service charge costs, and make sure your building is in a good shape for the future.

Bamptons full block management service includes:

• an initial audit of the building's condition, contracts, insurances and outgoings	• management of maintenance works
• create and administer separate client bank accounts	• an annual management report setting out objectives for the future
• preparation of a service charge budget for approval	• consultation with residents on major works
• collection of service charge from residents	• arranging quotations for major works
• provide financial reports on a regular basis	• professional supervision of major works
• regular inspection of the building	• dealing with solicitors' pre-contract sale enquiries
• maintenance of financial and legal records	• company secretarial services
• management of service contracts	

Bamptons can provide a management service that suits you by including as many or as few of the above options as you need.

### **Proven Track Record**

The team at Bamptons has been managing property since 1986 and we have built a solid track record of success, dealing with **thousands** of properties for our clients during this time. We have an in-depth understanding of our clients' needs and requirements and we know how to deliver.

### **Exceptional client service, tailored to your personal requirements**

Personal service is a cornerstone of our business. We build a complete understanding of your requirements and then dedicate time and effort to providing a management solution that meets your exact requirements.

Our aim is simple – to be the best at what we do. We don't just offer a great service to our clients; we deliver it consistently, ensuring we manage your property in the best possible way.

**For more information about how we can assist you, please contact Judith Russell on:**

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