



# Welcome to County Property Management.

Established in 1982, County Property Management is a highly regarded, prominent and independent local property company.

Over the last three decades we have built our market leading brand on the basis of our dedication to residential lettings and property management, our expertise and professionalism and as a result of years of recommendations and repeat business.

Offering the full spectrum of residential lettings and management services, we pride ourselves on providing the very highest levels of care to both our landlords and to their tenants.

We are members of the Association of Residential Lettings of Agents (ARLA), the Safe Agent Scheme and The Property Ombudsman, with full client money protection and we adhere strictly to their respective codes of conduct, always working in accordance with both best practice and in our landlords best interests.

As specialists in the marketing of quality properties across Woking and the surrounding areas, we are renowned for our wide reaching marketing coverage, our diligent tenant referencing procedures and our long established links to the desirable and lucrative corporate market and for going to great lengths to find the very best tenants for our landlords properties.

Our large, highly trained and experienced team are always on hand to support you and to provide the very best advice at every stage of the buy-to-let, lettings and management process, meaning that when you appoint County Property Management to act on your behalf, you are assured total peace of mind.

So whether you are new to buy-to-let, looking to let your own home or are a professional landlord and are seeking the very best people to act on your behalf, then we look forward to hearing from you.







**County Property Management**

SURREY HOUSE

**LETTINGS**

- Residential
- Corporate
- Serviced
- Short Term

PROPERTY MANAGEMENT  
BUY-TO-LET

[www.countyproperty.com](http://www.countyproperty.com)

“When it comes to lettings,  
we’ve got it all in one place!”

# With you every step of the way...

## **Buy-To Let Advice & Consultancy**

Looking to buy-to-let and not sure what to buy or where to turn? We can offer you honest, impartial and expert advice in your search for a suitable investment property, including projecting realistic rental yields, outlining the pros and cons of any given property and even viewing properties with you prior to purchase to ensure that your investment really works!

## **Unrivalled Property Marketing**

From high quality brochures and local print media advertising, to the latest email and mobile technology, to direct communications with the local corporate market and comprehensive internet advertising, we ensure that your property reaches the right people at the right time and is shown in the best possible light, ensuring that the best possible tenants are found and the highest possible rent achieved.

## **Vigorous Tenant Referencing**

All prospective tenants sourced by County Property Management are required to meet strict referencing criteria for the protection of our landlord clients, including a full credit check, employment references and minimum income criteria, previous landlord references, right to reside and further proof of income as we feel are necessary.

## **Professional Documentation**

Our tenancy agreements are comprehensive and constantly updated in line with industry changes and our inventory and schedule of condition reports produced prior to the commencement of every tenancy by our fully trained in-house clerks, are of the highest standard for your protection.

## **Legal Compliance**

Our expert team are there to ensure that you are guided safely through the maze of ever-changing lettings legislation, from Energy Performance Certificates to Tenancy Deposit Protection, Gas Safety, Health and Safety, Fire Safety, Landlord Insurance obligations and more.

## **Rent Management**

Having found you the best possible tenants, we can then provide you with full rent collection services and management, including detailed monthly statements and the on-going support of our large team of accounting staff.

## **Premium Management**

For those landlords who are seeking a completely hands-off and stress-free lettings experience, our Premium Management service is the ideal solution. A dedicated in-branch property manager will be appointed to take care of all aspects of the tenancy on your behalf, handling tenant queries, arranging repairs and maintenance with our approved and monitored contractors and always acting in your best interests.

## **Rent Guarantee**

For added peace of mind, landlords can select County Premier Service and Guarantee, which is an optional additional service providing rent guarantee and legal cover in the event of the unexpected.



# What are clients say about us...

"Consistent, professional, friendly and efficient service over many years. Know the market, know the properties, market them well and maintain them efficiently. Just what you want from your agent"

"Did an excellent job introducing a first class tenant for my property. The whole process was handled promptly, professionally and was totally stress free."

"I have found everybody at County Property Management professional and have experienced a high level of service from the moment I walked into the office, a refreshing change"

"It's best to go with County Property as they focus only on letting, have a very large client base and go through a rigorous process to find the best tenants"

"Very professional & supportive in helping us as first time landlords get our new property ready for the rental market. We would highly recommend the overall service they provide."

"County Property Management have dealt with letting our properties with the utmost professionalism. The staff have all been helpful, friendly and very knowledgeable about their area. Their service is prompt and efficient."

"I have been a landlord with County Property Management for 7 years. I have always found the Management Team to be fast, efficient and accurate in their handling of the numerous situations that have arisen over these years. They seem to carry a balance that takes in to account the position of both the landlord and tenant."



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