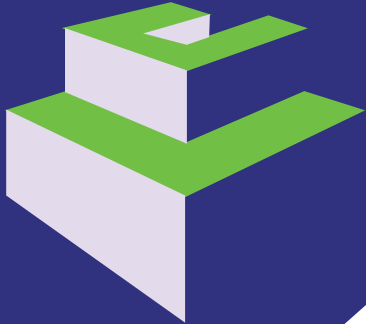


Lawrence Copeland

town and city centre



Over
40 years
experience

**Lawrence Copeland Manchester Estate Agents
specialising in the selling and letting of property in
Manchester City Centre, Salford Quays and surrounding areas**



Lawrence Copeland Estate Agents are a long established home sales, lettings and management company who have built an enviable reputation for being professional, approachable and acting in the best interests of their clients.



All about what we do at **Lawrence Copeland**



We specialise in the selling, letting and management of properties in the City Centre, Salford Quays and their surrounding areas. Our aim is to offer all our clients and prospective purchasers/tenants a high degree of personal and individual service.

While some estate agents offer a pressured approach, at Lawrence Copeland Estate Agents we pride ourselves in offering professional and constructive marketing advice. Our comprehensive advertising campaign will include luxury sales/letting particulars, our dynamic website and major portals. We also provide professional marketing videos on all properties for sale or to let.

Rest assured that once we have appraised your property you will notice the difference between ourselves and the competition and we look forward to seeing/reporting to you in due course.



Selling your property with Lawrence Copeland

Market appraisal and advice



Lawrence Copeland himself will visit your property to carry out a comprehensive market appraisal.

Areas we cover



Lawrence Copeland specialise in the selling and letting of properties in Manchester City Centre, Salford Quays and surrounding areas.

Energy performance certificate



We can arrange this for you through our contact Energy Assessor, payable up front at time of instruction.

Floorplan



This is an optional service we provide, payable up front at the time of instruction.

Presentation



We provide luxury sales particulars on all our properties with multi coloured views. We also provide professional Videos on all properties For Sale Or To Let.

Letting your property with **Lawrence Copeland**

Inventory and schedule of condition



We will prepare a detailed inventory and detailed schedule of condition together with photographic evidence.

The tenancy agreement



The Lawrence Copeland Tenancy Agreement has been drawn up under the guidelines of the National Residential Landlords Association.

Market appraisal and advice



Lawrence Copeland himself will visit your property and make a professional rental assessment.

Finding a tenant



We carry out in-depth checks on prospective tenants, including credit searches, references and employment details.

Administrative duties



Draw up and execute the appropriate tenancy agreement and statutory notices.

Property Management service at Lawrence Copeland

Collecting Rents



We will collect and bank electronic payments in your favour for all rents on your behalf, then send you a monthly statement of account.

Supervising the end of tenancy



We will ensure all the meters are read and you and the landlord and the tenant are informed of the readings.

Inspecting and maintaining the property



We will inspect your property at quarterly intervals, to ensure your property is being looked after and kept in good decorative order.

Helping to arrange insurance cover



We are able to recommend approved companies who are able to advise you as to the insurance you require.

Safety in the property



We are also able to advise on all the current regulations and legislation as well as furniture and furnishings Fire and Safety Regulation.

Furniture packs



We are able to introduce you to specialist Landlord furniture pack providers.





Free property valuation services from **Lawrence Copeland**.

What's your property worth?

At Lawrence Copeland we draw on over 40 years of industry experience to deliver you a valuation on your property whether you are wanting to sell or let.

Lawrence Copeland himself will come to your home and give you an accurate valuation and explain how we can market your home to get the best price for your property.



Lawrence Copeland

FRICS FNAEA

**“Tear off my card
and give me a call
about your property
requirements.”**

See reverse for contact details





Lawrence Copeland

FRICS FNAEA Director

Office: 0161 834 1010

Email: reception@lawrencecopeland.com

Imperial Court, 2 Exchange Quay, Salford Quays, M5 3EB
lawrencecopeland.com



Lawrence Copeland Manchester Estate Agents
specialising in the selling and letting of property in
Manchester City Centre, Salford Quays and surrounding areas

Tel: 0161 834 1010

reception@lawrencecopeland.com

Imperial Court
2 Exchange Quay
Salford Quays
M5 3EB



RICS



lawrencecopeland.com

