



ALBION SALES & LETTINGS

Our business is your property

Tel: 01604 874400

| www.albionsalesandlettings.com



See all our properties on...

Zoopla

PrimeLocation

THE TIMES

Johnston Press

msn

homes24.co.uk
your local property portal

MailOnline

Bing

The Telegraph

Zoopla partnerships

meet the friendly team at Albion

Sally Knights – Managing Director



Colin Clayson – Branch Manager & Valuer



James Stovin

Sales & Lettings Negotiator



Claire Titley

Sales & Lettings Administrator



Clair Vaughan – Property Inspections (Lettings)



We aim to provide you with an accurate & honest valuation of your property, taking in-to account current market conditions & buying trends in the area. We are Northampton property experts, with combined 65 years of experience in Estate Agency between us.

We are here to guide you every step of the way from the point the house goes on the market right through to exchange of contracts. Our aim is to deliver nothing less than a five- star service.

Should you instruct us to sell your property, we will be happy to be able to offer you our full sales service for 1% (inclusive of VAT) of the agreed selling price. Our fee is payable upon completion of the sale and is normally settled by your chosen Solicitor. This fee has been offered to you on the basis that we are the only Agent acting for you and will be subject to an 8- week contract. (sole agency). You will be required to sign a legally binding terms of business/contract with us to this effect. In the unlikely event that we haven't found a buyer within the 8-week period, we just require 14 days-notice to terminate the contract.

Our Full package includes all the following:

Photography and marketing brochures.

We will take photographs and produce the full colour brochures on your behalf to email out to prospective purchasers, this will have room by room details of your property with descriptions & measurements. It will also contain a floor plan and display the energy performance rating. We recommend that the property is as clutter free as possible for the photographs so that we can present the property in the best light possible.

Floor Plans



It's estimated that 30% more people engage in viewing your property if there is a floor plan available to view. We feel it is vital to have one, to show your home off to its full potential. We prepare and produce a 2-D Floor plan for you included in our fee and we will film a video tour which is also included within our fee

Accompanied Viewings

We will always accompany the potential purchasers around your home. This means that you can sit back and let us do what we do best. We try and obtain as much information from you up front, so that we are well versed to show people round.

With accompanied viewings, we're in a position to get honest and immediate feedback from purchasers that we can pass onto you.

Details of your property displayed on three of the main portals:



We have recently taken the decision to withdraw from the property portal Rightmove. We spent many months analyzing the leads coming through to us from the property portals and we were surprised that the majority of the **good** leads were not coming from Rightmove; They were actually coming from Zoopla & On the Market. Another factor in our decision making was the ever-increasing monthly cost of retaining our presence on Rightmove. The cost rose to the equivalent of a well-paid member of staff and at that point we decided that "enough is enough". Many other independent Agents are following suit. We are great believers that our people sell houses and not the internet!

Some customers insist their property is listed on Rightmove, we can still organise via our on-line partner, 99Home.com for an **upfront additional fee of £99.00**. This cost will be refunded to you upon successful exchange of contracts.



Your property will be featured on our popular Facebook page and on our own interactive website: www.albionsalesandlettings.com

Although there has been a decline in the amount of house buyer physically visiting Estate Agents premises since the introduction of the on-line portals, we do have a very bright and vivid window display of all our available properties in our branch at Water Lane Wootton. We embrace the face-to-face contact but realise that most people simply prefer to browse on line. In many cases, the first time we have a face to face meeting with a potential buyer is at the viewing.

Sales chased through to completion- keeping you informed.

One of the most important aspects of our service is to ensure the smooth transaction of getting your property from 'Under Offer' through to completion. Our job doesn't stop once we have found you a buyer. A good Estate agent with continued involvement can make the difference between a successful and non-successful transaction. We will update you at least once a week during the early part of the process and then as often as necessary once the wheels are fully in motion and the time to exchange contracts is looming.

We come highly recommended!

We aim to give you a 5- star service every time and we are extremely proud of our excellent rating on service review site "Trustpilot". Take a look for yourself to see what our customers say: <https://www.trustpilot.com/review/albionsalesandlettings.com>



**Albion sales & Lettings
Northampton**

Reviews 105 • Excellent



Our Infrastructure at Albion Sales & Lettings

The logo for Expert Agent, featuring the word "expertagent" in a lowercase, sans-serif font. "expert" is in white and "agent" is in blue, set against a blue rectangular background.

Our system is powered by "Expert Agent" software. This allows us to log all customer information, book appointments and showcase your property with the latest up to date technology.

Our live feed into the property portals eliminates delay in getting your property on to the market. We can list your property in a matter of a few hours from being at your home taking the photos and measurements. Expert Agent allows us to log all viewings, customer feedback and incoming correspondence to give us a real overview of how your property is performing. We use this analysis with the data from the online property portals to gauge the interest in your property, so we can report back to you.

The system also allows potential buyers to register on our website, book a viewing and request information 24/7 through the live portal streams, so even when the office is closed we will never lose or miss a lead. Although Expert Agent hasn't replaced the tradition of talking to our customers, it's a vital tool to our business to capture data and organize our work flows and more importantly to improve our service to you.

All team members are trained in both sales & Lettings, so no matter who picks up the phone, they will be able to assist you.



BT Cloud Phone

Our investment in technology continues with the use of our BT cloud phone system. We can log our customers calls into our office, once stored, we have a record of their name.

Don't be surprised if we pick up the phone and greet you by your name! This also means we can see exactly who has called and during busy periods or out of hours, we are able to call customers back, even if they have not left a message. We recognise the importance of capturing every single phone call to ensure that we never miss an opportunity to talk to a potential or existing customer.

Our Recommended Partners:

We only recommend third party companies to our clients who we know and trust. Read on to see who we can recommend to you:

Mortgage Advice:

Haley Kennedy from Kennedy Mortgage Practice Limited is on hand to give you any advice about mortgage and protection. We make sure that all offers received on properties are checked to ensure that the prospective purchasers are in a good financial position to buy your property. Please feel free to give Haley a call if you want to speak about the finances connected with your next move



Kennedy Mortgage Practice Ltd
Call 01604 439086 / 07986 726935

Solicitors:

A Solicitor who's on the ball can make the difference between a smooth & quick transaction to a complete headache of a transaction!

The legal proceedings are the stressful part and with most of our customers having a limited knowledge of the legal process, our recommended partners make it that little bit easier. Each of the companies we recommend have acted for many of our clients who have been really-happy with the service. We are more than happy to arrange quotations for you once we have agreed a sale.

The logo for Wilson Browne Solicitors, featuring the company name in white lowercase letters on a purple rectangular background.The logo for Borneo Martell Turner Coulston solicitors, featuring the company name in a serif font above a green stylized bracket graphic.The logo for Shoosmiths, featuring the company name in white uppercase letters on a black rectangular background, with a yellow infinity symbol replacing the letter 'O'.The logo for BMB Removals, featuring the company name in white uppercase letters on a blue rectangular background, with the tagline 'THE PROFESSIONAL REMOVERS' in smaller white text below.

Removals:

BMB Removals are a member of the National Guild of Removers, you will qualify for a 10% discount if you chose BMB for your move. Just tell them that we have recommended you to them when you call for your quote. Their contact number is 01604 753259 their web site: www.bmbremovals.co.uk

Once you are ready to go onto the market, give one of our friendly team a call on 01604 874400 and we will arrange to come back to the property to take the marketing photograph's, take the measurements and compile the floor plans.

Albion Sales & Lettings

www.albionsalesandlettings.com

62 Water Lane, Wootton, Northampton, NN4 6HG

Tel: 01604 874400

email@ info@albionsalesandlettings.com

Albion Sales & Lettings Limited follow a strict code of conduct set out by the Property Ombudsman

