

YOUR GUIDE TO SELLING



Churchill
Sales & Lettings
Retirement Property Specialists

We take the strain out of selling and can guide you through the entire process

Churchill Sales & Lettings is the in-house Estate Agent for Churchill Retirement Living. As part of the Churchill Group, we understand the design, facilities and lifestyle on offer within the development. After all, who better to sell your apartment than the company who built and/or manages it?

Churchill Sales & Lettings offers a complete service to our sellers, right from the initial valuation through to legal completion. Our team of specialists understand the retirement market and are perfectly placed to advise vendors of the best marketing strategy for their apartment. Whether it be ideas relating to the presentation of the apartment, assisting with a forward purchase or even advice throughout the course of the conveyancing process, we are here to help.

Our aim is to take the weight off your shoulders during what can be a very difficult time.



Why should you consider Churchill Sales & Lettings to sell your apartment?



We have an extensive database of prospective purchasers who are actively searching for a property such as yours.



We only sell retirement properties and more importantly, only in developments managed by Churchill Estates Management.



We can assist in arranging house clearances, removals, energy performance certificates and solicitors – taking the strain off your shoulders.



Every viewing will be personally accompanied by the Lodge or Development Manager.



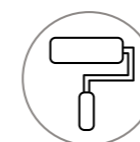
Professional photography and floorplans are included at no extra cost.



We advertise on the number 1 property search portal - Rightmove.co.uk, and Housingcare.org.



We produce stunning property brochures, with detailed floor plan layouts and photographs of the individual apartment as well as the communal areas, such as the Owners' Lounge and Gardens.



We offer refurbishment packages tailored to achieving the best sale value for your apartment, whilst also reducing time on market.



Recommended solicitors and removal companies who are highly experienced with independent retirement living property sales.



How can we help you?

We will work with you to create the most suitable marketing strategy, specifically tailored to your apartment.

Our services include:

Refurbishment packages

We offer several packages designed to maximise your sale value and to reduce the time that your property is on the market. We offer these packages to our clients with the option of no upfront payment*.

1. Deep clean package

This service includes a deep clean of the property with the option to include clearance of all items and a carpet clean throughout.

2. Redecoration and replacement carpets

This service is designed to refresh the apartment in the most cost effective and visually appealing manner.

We work with a range of contractors to provide you with a cost effective solution to improve your apartment's value.

3. Full refurbishment

This service will consider all the main elements of the property including a kitchen and bathroom refit, flooring and redecoration throughout.

Working with highly experienced contractors who are familiar with retirement living apartments, we will co-ordinate all aspects of the refurbishment to maximise your saleability, value and ultimately reduce the time that your property is on the market.

Please speak to a member of the team who will be able to assist in creating the right solution for you.

*T&Cs apply. See website for full details.



Recommended Solicitors

We work with a selection of highly regarded solicitors, who have been hand-picked for their experience with retirement living apartments. Their expertise and knowledge combine superbly to help reduce the amount of time that it takes from agreeing a sale on your apartment to legal completion. This ultimately reduces the stress that can be associated with buying and selling.

The process is simple:

- At your request, choose from our panel of hand-picked solicitors
- Your solicitor will work with you every step of the way, to ensure that you achieve the quickest possible completion date

Benefits of using a recommended solicitor:

- Trustworthy and reliable service
- Highly experienced in selling retirement properties
- Professional independent advice
- Churchill Sales & Lettings has a simplified route to obtain regular updates on your sale
- Peace of mind that you are in safe hands



Recommended Removals Service

We work with a number of hand-picked removal companies who are highly experienced in dealing with retirement properties. They are fully aware of the requirements associated with the most suitable access through and around the developments, causing the least impact on other Owners and ensuring your removal day goes smoothly.

Benefits of using our recommended removals service:

- A reliable, trusted service
- Less stress on moving day
- A tailored package to suit your requirements



Specialist De-cluttering Service

Support with de-cluttering is something that some vendors find extremely helpful when presenting their property in the best light. A thoughtful, empathetic, solution focused team will guide you through the most effective way of showcasing the apartment to prospective purchasers, preparing your property for the all-important photography stage.

To discuss these services in more detail, please call the team who will be able to help you find the most suitable options for you.



For more information and advice, please contact either the
Lodge Manager at your development or call
Churchill Sales & Lettings on freephone

0800 077 8717

sales@churchillsl.co.uk

churchillsl.co.uk

Churchill Sales & Lettings, Churchill House
Parkside, Ringwood BH24 3SG

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