



1 bedroom property in Broughton

This one-bedroom property in the Broughton area was purchased by a new Umega landlord. Although the property was vacant when the purchase went through, in its condition we did not feel we could attract professional tenants. The property was needing 'a little TLC'; It had tired décor throughout, the kitchen and bathroom were showing their age, the boiler was prehistoric and really needed an upgrade. The furnishings were in poor condition and ill-fitting for the property.

The property had loads of potential, so with the landlord's agreement we proceeded with an overhaul in the expectation of achieving a rent of £725pcm.

This included;

- ✓ New bathroom with new extractor fan, 3-piece suite and shower
- ✓ New kitchen with a better layout providing more space and storage. New white goods were provided throughout and were positioned in nearby cupboards, generating more space.
- ✓ New flooring throughout was replaced
- ✓ Redecoration throughout
- ✓ We also sourced all furnishings for the property and all safety certificates and installations (including hard wired smoke alarms) were taken care of
- ✓ As the work neared completion, we reassessed the rent and felt we could aim even higher. Much to the landlord's joy we let the property after a week on the market, at £795pcm.

Bathroom Before



Bathroom After!



Bedroom Before



Bedroom After!





Livingroom After!



Livingroom Before

