

Simmons Estates Property Management

There are many upsides to being a landlord. Renting out properties in London & Hertfordshire remains a sure thing for consistent income or for building up capital for future investment.

Whether you let out a one bedroom flat or maintain a portfolio of properties, your responsibilities are the same - dealing with dripping taps or broken boilers and renegotiating leases. Not to mention keeping abreast of an increasingly complex legislative environment.

The good news is that we can deal with all of the above and much more on your behalf.

We have a very knowledgeable team based in our office, all of whom come from the property sector and know their local area inside out. We offer a Let Only Service, a Fully Managed Service and a Premium Service to cater for varying levels of involvement. Whatever your requirements, our aim is to take the time, worry and hassle away from being a landlord.

Benefits include:

- A single point of contact in charge of your property based no further than half a mile away from its location
- Local experts who have worked in the industry for years, do their own inspections and know the properties they look after intimately
- 24x7, 365 days a year access to Simmons Estates staff to deal with tenancy issues ranging from damp to debt
- Access to multiple tested contractors with whom we have negotiated special rates to carry out everything from maintenance to entire refurbishments
- Regular contact and updates via phone, email, texting & Whatsapp for our abroad clients.
- Contractual and legislative advice on renewal negotiations and changing requirements in the law

We run each tenancy as a business and aim to ensure that it is as lucrative as possible for each of our landlords, aiming to minimise void periods, negotiate competitive rates with contractors and ensure landlords are always achieving the best rents from fully checked tenants.