



# TEMPLES

## PROPERTY MANAGEMENT

106 RISBYGATE STREET  
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## Become a serious property investor, not a property collector!

If you want to get ahead in the residential property investment market, you need expert advice that's relevant to your chosen market. Temples Property Management is an independent family company based in Bury who can help you make the right 'buy to let' decisions

THESE are just a few recent comments from leading UK economists that help to illuminate where the 'buy to let' market is headed:

*"Buy to Let is set to remain inextricably linked to the future of the housing market and a vital element in providing homes for a significant portion of the UK population."*

*"Strong tenant demand means that landlords can command decent rents and are seeing these increase annually."*

*"Demand is being buoyed by an increasing student population, greater levels of immigration from the European Community, and a growth in the number of households in the UK"*

Temples Property Management is an independent family owned limited company offering professional service in residential property investment, letting and management.

We constantly monitor and analyse the property market, to secure the best properties available. We have access to independent mortgage brokers who are able to research all products available, provide detailed illustrations place & process mortgages from application to offer. We also work with a number of conveyance solicitors who make sure the subject property tenure, deeds and other legalities are correct and suitable for your needs as a property investor. Our aim is to present a landlord's property in a well ordered and good decorative state, to provide a comprehensive service, giving both landlord and tenant peace of mind. We aim to offer a high standard of accommodation and secure a suitable tenant quickly, and at the best possible rent. From our offices at 106 Risbygate Street, Bury St Edmunds, we manage in the region of 1500 residential properties within a 10 mile radius, and are possibly the largest dedicated lettings agency in the area, with approaching 155 years of combined experience in the property, finance,

purchase, refurbishment, letting and management. Our committed qualified team, property knowledge and personal approach are the cornerstone of the business, and provide areas of expertise covering the entire process for both landlord and tenant:

- Daniel** Managing Director – Investment Consultant & Valuations
- Derek** Senior Director – Company Consultant
- Karen** Rental Advice, Lettings & Property Management
- Steph** Tenancy Administration & End of Tenancies
- Barbara** Residents Associations (blocks of flats management)
- Louise** Property Maintenance Administration & Periodic Visits
- Laurie** General Handyman & Property Inspections
- Jason** Property Repairs & Maintenance
- John** Property Refurbishments & Project Management

We are supported by local qualified specialist approved contractors. The loyalty satisfaction of our existing clients is demonstrated by them remaining with us for many years and their willingness to recommend Temples. The company and staff are fully qualified both through experience and examination. The following

is a list of just some of the professional associations that Temples and the staff are regulated by:

- NAEA** National Association of Estate Agents
- ARLA** Association of Residential Letting Agents
- FSA** Financial Services Authority
- NALS** National Approved Letting Scheme
- ARMA** Association of Residential Managing Agents
- UKLA** U.K. Association of Letting Agents
- TDS** Tenants Dispute Service
- RICS** Royal Institution of Chartered Surveyors
- OEA** Ombudsman Scheme for Estate Agents

### Take initial advice from Temples

Buying residential property for investment is a serious financial commitment and should not be entered into without seeking professional advice from a qualified property investment consultant. Should you wish to discuss this matter in greater detail the initial consultation appointment would be free of charge. Temples look forward to hearing from you in the near future, and helping you let through our experience.

Temples Property Management,  
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LET THROUGH OUR EXPERIENCE

