

Ten special advantages of using **Manchester Durman** estate agents this Autumn

- 1** The rise in inner London prices is making sellers in those areas move to outer London to get more for their money and as your South Croydon Guild of Professional Estate Agents member we share our properties with the Guild's Park Lane shop thus giving us a 'walk-in presence' in London's affluent centre. **In recent times we have noticed a surge in inner London buyers registering with us for local property to buy and to rent.**
- 2** **Our Agent Tracker 5 star reviews.** You can read these by going to www.agent-tracker.co.uk and selecting CR2 as the post code. At the last 'ESTAS' estate agency industry awards Agent Tracker won an award for independent estate agent reviewer.
- 3** Our busy Village location opposite Gresham Primary School and **double fronted offices for maximum prominence for passing trade.** Our dedicated Domus estate agency software is integrated into our website, mobile site and mobile app with **automated matching alerts** and gives us the ability to **generate weekly reports.**
- 4** Finding a buyer is only half the job and having your **estate agent and conveyancer working in the same office is a great advantage** to achieving good sales progression. As Solicitors, if there are legal issues preventing progress in a chain we are well placed to spot them and advise you on what might be done to resolve them. As estate agents and solicitors we are well placed to point out latest consumer regulations, and other relevant laws as they may be encountered during the whole sales process.
- 5** If you chose to use us **we could offer you buyer protect insurance on your onward purchase worth up to £2,050** (full details available on request).
- 6** We can spare you unwanted abortive selling legal fees (conveyancing fees on sale) as we offer uniquely to our property Vendors **no sale no fee** on conveyancing as part of a package, if required.
- 7** **Professional photos arranged and paid for by us** if you sign up with us for at least 12 weeks on a sole agency contract. Those photographs will be yours to take with you subsequently, something that some agents will not permit.
- 8** **Accompanied viewings reflected in our fee where agreed.** We may not always be able to assist with these out of hours or at short notice.
- 9** Your property would feature in the **Guild's professionally prepared promotional magazines** on a regular basis for no extra charge alongside interesting content.
- 10** We have a **wide appreciation of current market forces and prices locally and beyond** as our Solicitors get to see mortgage offers on behalf of buyers all the time and receive region wide instructions.

Call us on **0208 657 5599**

or email **sales@manchesterdurman.com**

19-21 Limpsfield Rd, Sanderstead CR2 9LA



**Manchester
Durman**



Please have regard to our full terms of business in addition to this.

James Manchester, Partner, Manchester Durman estate agents. Manchester Durman is a trading name of Manchester's Solicitors authorised and regulated by the SRA under SRA no. 58391