



for support, advice and experience  
in the property market

Residential Lettings: 01473 214343

Commercial: 01473 295555

Residential Sales: 01473 222268

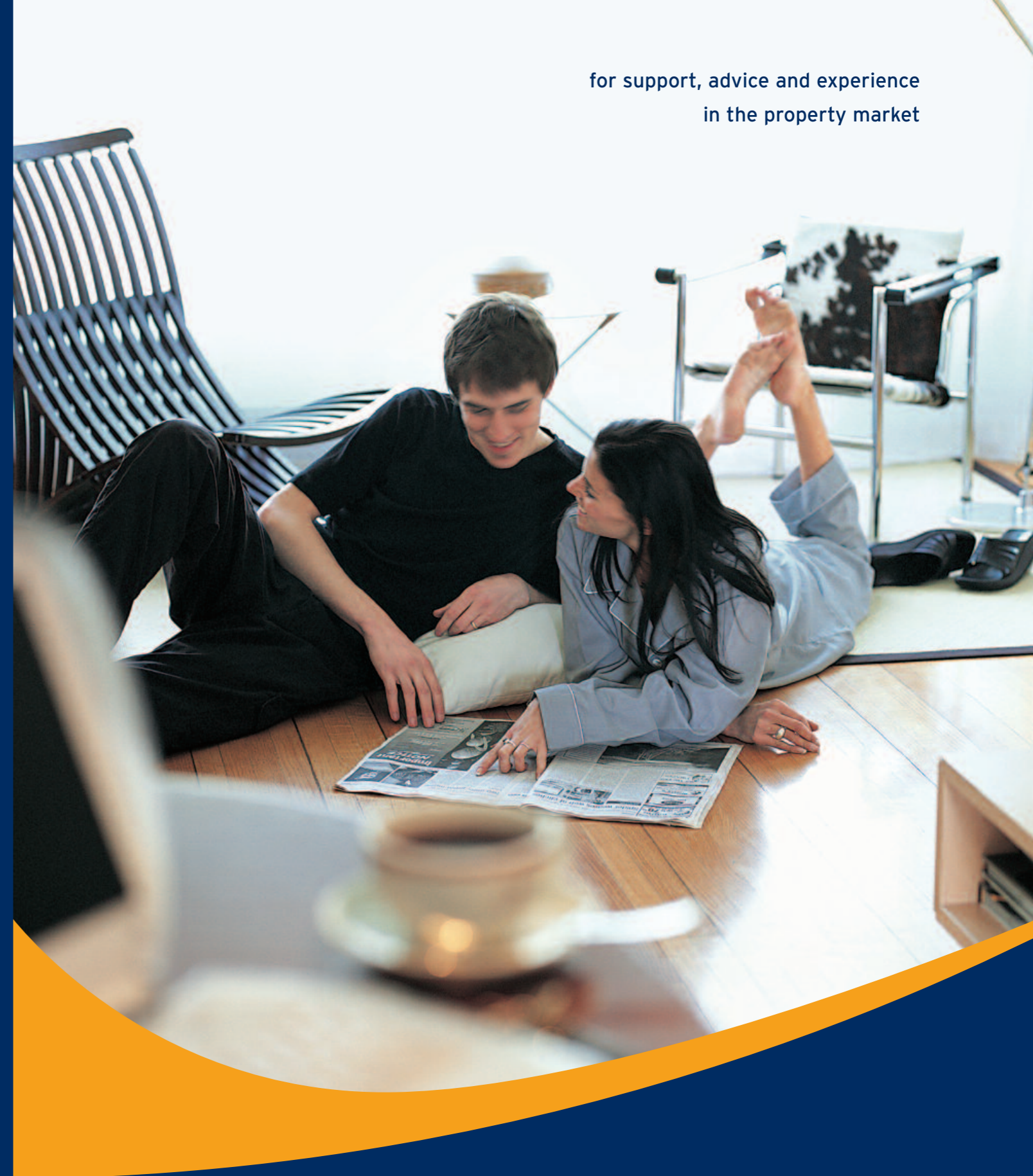
Fax: 01473 214456



[www.pennington-online.co.uk](http://www.pennington-online.co.uk)

10 Crown Street  
Ipswich Suffolk IP1 3LD

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Residential Lettings

**Matchless experience.**  
**Exceptional standards.**

Whether it's an investment or your own home, when you let a property you want to know it's in safe hands. Finding quality tenants is important. But it's also about good management. Efficient administration and prompt response to problems

will ensure that the tenancy runs as smoothly as possible, that you achieve maximum revenue and protect your valuable asset.

If you're thinking of letting a property, it's time to talk to

the expert team at Penningtons, the leading property letting agency in Ipswich. We pride ourselves on looking after your house or flat just as we would our own.



**Choosing Penningtons -**  
**the benefits**

- n Member of professional bodies - RICS (Royal Institute of Chartered Surveyors) and ARLA (Association of Residential Letting Agents).
- n Separate client's account held and strictly regulated.

- n Specialist lettings department with years of experience and expertise in the local market.
- n Dynamic, forward-thinking approach to property marketing.
- n Highly trained, committed team.

- n Dedicated maintenance department.
- n Flexible, tiered service - from full management to rent collection or tenant finding only.
- n Expert advice on 'buy to let' investments and related legal regulations.



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**Matching quality tenants**  
**with quality properties**

While we handle any type of property - from a studio flat to a large country residence, one thing is common to all: quality. We believe that success in the rental market comes from dealing only with

properties which are decorated and maintained to high standards, attracting reliable tenants, maximising revenue and reducing the risk of 'void' periods.



**A complete range of letting services...**

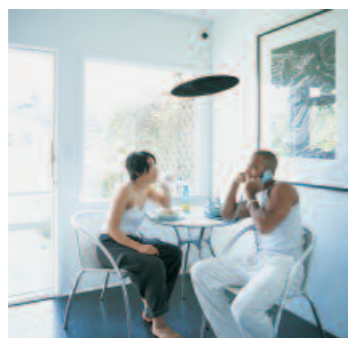
Whether you are letting a house or flat for the first time or are an experienced landlord with a portfolio of properties, Penningtons offer a range of services to suit your needs. Our dedicated team of professionals also offer extensive local knowledge, as well as friendly, attentive service at all times.

**Full management service**

Why not give yourself complete peace of mind by leaving everything to us? Our full management option offers a comprehensive range of services, including:

- n Inspection of your property by one of our experienced rental professionals and free, no-obligation rental valuation.

- n High profile marketing of your property to potential tenants, including
  - prominent media coverage
  - details on our own website (updated daily) and on Right Move (www.rightmove.co.uk)
  - high quality window displays
  - well presented 'hand-out' property lists (updated daily) available in the office, mailed out to enquirers and routinely sent out to major local employers.
- n Interviewing of prospective tenants.
- n Obtaining references and confirmation of credit status through detailed and rigorous checks.
- n Preparation of tenancy agreements.
- n Collection of dilapidations deposit.
- n Timely collection of rent by standing order where possible.
- n Monthly rental statement, showing any maintenance costs.
- n Arranging any necessary maintenance, using reputable, reliable contractors.
- n Regular internal inspections of the property and a detailed final inspection at the end of each tenancy.
- n Offering advice and arranging insurances as required. Including rental guarantee cover.



**Rent collection only**

If you prefer to manage the property yourself, you can choose our 'rent collection only' service. We will ensure that rents collected are promptly credited to your bank account and we will send you a monthly statement.

**Letting only**

Alternatively, you may wish to handle all aspects of tenancy management, including rent collection, but take advantage of our powerful marketing tools to find your tenant. We offer a competitively priced property marketing service,

which will ensure you have maximum opportunity to find a quality tenant as quickly as possible.

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"give yourself complete peace of mind by leaving everything to us"





“ensure that your property is let and managed with the maximum benefit and minimum hassle to you.”

### Creating opportunities

Nobody knows the local rental market better than Penningtons. Over the years we have established close links with local companies and organisations, making us the first choice when looking for quality accommodation for their employees or temporary contractors. In addition, we are able to work closely with our Commercial Property department, providing a residential rental service

to their clients, many of whom are relocating to the Ipswich area.

#### Expert advice

The Pennington service isn't just about letting your property. With our expertise in the property rental market, we can offer you advice on a range of issues, including whether to rent furnished or unfurnished, inclusions and exclusions for your tenancy

agreement, your legal obligations as a landlord, security, insurance for your property, and more. We can also offer expert advice for potential 'buy to let' investors, while our Residential Sales department can help you find the right property to ensure maximum return on your investment.



### The Pennington team

Property management is a people business. That's why we have invested in talented, effective individuals who share our passion and commitment to a customer-focused service culture. We also believe in ensuring all our staff members realise their full potential, and provide an extensive programme of in-house and

external training and personal development opportunities. As a result, you will deal with highly skilled professionals, fully conversant with current legislation.

#### Inspiring confidence

At Penningtons we have established our enviable reputation by combining a

common sense, down-to-earth approach with attention to detail and a strong commitment to the highest standards of quality and service. Every member of our team has one aim: to ensure that your property is let and managed with maximum benefit and minimum hassle to you.

“nobody knows the local rental market better than Penningtons”

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