



Maritime Properties  
...leading the way with distinction

## Vendor Sales Information Brochure



**Maritime Properties**

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# Selling Your Property

Selling your property can be a very stressful and demanding task, Maritime Properties are here to help take the headache out of selling. Whilst our experienced team will always be on hand to guide you through your legal and financial obligations. If you are looking to sell you have come to the right place!

Our services are completely tailored to the needs of each and every vendor, to ensure the best level of service is being delivered to the individual client.



## Innovative Marketing

Our innovative marketing techniques have been **mastered**, throughout our journey to date and is constantly being monitored and adapted to market conditions and technological advances.



## Tailored Service

Our dynamic property experts will **tailor our service**, to suit every client and look at each property from a unique perspective. Through our expert knowledge we will aim to maximise the potential of every property for vendors from analysing the smallest of details to the more obvious.



## Knowledge & Advice

Our **in-depth knowledge** of the areas we operate in is demonstrated with the advice that we offer on all aspects of the property, whether it be presentation, an accurate valuation or even the way we would individually tailor our marketing and exposure of every property to suits its own particular needs.



## Accurate Valuation

If you are considering to sell your property or simply seeking **accurate valuation**, call us and speak to one of our property experts who will be more than happy to provide you with a free no obligation valuation. We can also provide you with desktop valuations, should this be more convenient.



## Maximum Exposure

We ensure your property reaches the **right audience internationally and receives maximum exposure**, by using all the major property portals on-line, local newspapers, social media and glossy magazines as well as various other methods.



## 1000's of Registered Buyers

We have a wide range of buyers who are **constantly searching** for properties ranging from corporate financial institutions, fund managers, owner occupiers, right through to the individual investor looking to increase their property portfolio.

# Why Choose Us?

- ✔ We provide a personalised serviced, catered to our vendors' specific needs
- ✔ Professional photography & videography
- ✔ 89.7% of all the properties we have sold in 2013 have exceeded asking price
- ✔ We present your property in the most desirable way to maximise interest
- ✔ We have a large database of applicants actively seeking to buy
- ✔ We advertise extensively on all the property portals, local press and our own site
- ✔ Strong knowledge of the area, giving you the best advice all-round



## 📍 Key Locations

We have a vast reach, due to our strategically located offices. With our head office being located on a busy main road in a Royal Borough of London, with vast's amount of development.

## 👤 Experienced Staff

Our staff have vast amount of experience in their respective departments and are your local property experts with solid on ground information.

## 💧 Buy to Let Experts

We have been involved with lettings for a number of years, constantly over achieving in comparison to the market, and are ideally placed to provide expert advise to buy to let investors!

## 👤 Happy Clients

98.7% of clients receive a service level of higher than what they had expected

## 📈 Extensive Marketing

We invest a lot of time and money into marketing your properties, in order for them to in front of the right people at the right time. We advertise on all major property portals.

## 🚩 Personal Service

Our services are adapted to each and every individual clients requirements. This helps us to achieve the results you really desire.

## ✔ Integrity

Our core values stand for us to be honest and to provide a integral service to the best of our knowledge.

## 🏆 Award Winners

We are an award winning company for the level of service we have been providing to our clients for a number of years.



## Step 1. Preparing to Sell

Once you have come to the decision of selling your home, you now need to think about any items that you no longer want or require and would like to get rid of whilst moving; this can be aided by our de-clutter service. This will increase the aesthetic appeal desired for your property to generate and attract maximum interest. Many councils offer a service for removing large items.

Are there any small bits of maintenance that you have over-looked whilst living in the house? If there are any outstanding maintenance issues that could prove to be an eye sore, it's imperative that these are rectified before the property is marketed. As first impression really does count and is a lasting impression.

## Step 2. How Much is Your Property Worth?

Whilst most property owners know the approximate value of their property, it is always worthwhile getting an expert's thoughts. They will be in a position to give you an accurate valuation taking into consideration all factors of the current market's position.

## Step 3. Getting the Most out of Viewings

Once your property is on the market it is then your responsibility to ensure that the potential buyers see the best side of your property. It is imperative that you ensure that the first impression is a lasting impression, as it really does count.

Here are some questions you can ask yourself about the entrance of your property:

- Could your front garden be neater?
- Is the entrance of your property in good order, could the front door do with being freshly painted?

When trying to present your property for viewings it is always important to look at your property with a critical eye, and placing yourself in the shoes of a potential buyer and go through your property to see if there are any possible deterring factors that could put a buyer off.

A few questions you could ask yourself when trying to best present the inside of your property:

- Is there any unnecessary clutter laying around? Try using some smart storage techniques to de-clutter.
- Is there enough light in the property?
- Are there any minor repairs that need undertaking? If so, who can I call to fix it? Maritime Properties can assist you with their maintenance service.
- Are there any special features in your property? If so try emphasise on these allowing them to be appreciated.

## Step 4. Ensuring a Smooth Sale

Once an offer has been agreed, you will need to have a solicitor in place to carry out the conveyancing process. It is vital to ensure you have a competent conveyancer as this will ease a lot of stress through this process and more often than not ensure your sale goes through smoothly.

- Try asking your estate agent for a recommended conveyancer that they may have a good relationship with as this will allow the agent to have better communication with the solicitor and will speed up the process.
- Ask friends or family for any conveyancers they have used and would recommend you using. Obtain a few quotes and compare what they are offering within the quote.

## Our Commitment to You

We at Maritime Properties make a commitment to each and every client that chooses to use our services. Our property experts are specialists in the local area and advising on property sales and purchases, through this we have built up a loyal client base, that turn to us at a time when our services or advice is required. As We put a great deal of time and effort with tremendous amounts of thought going into the finer details. We are confident in the level of service we provide, that we even offer a 100% money back guarantee should you be unsatisfied with the service that we offer you. Please refer to our website to see some testimonials from many of our satisfied clients.



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