



## RESIDENTIAL LETTINGS ON THE UP

Spring is the time of year when birds and other young creatures traditionally flee the nest....

The same can be said of many households where school leavers and offspring going out to work and experiencing independence, perhaps for the first time, start looking around for a 'place of their own.'

Going to a reputable letting agent such as Caxtons means tenants can rest assured they won't get into difficulties with their landlord when it comes to discussing deposits, rental payments, repairs and renewals – as that's the whole point of having an agent!



A lovely residential property let by Caxtons

Likewise, landlords letting properties through an agent have the added security of knowing all the 'I's will be dotted and the 'T's crossed correctly – as well as the back-up of an experienced team who are used to dealing with all eventualities.

Janet Bowen, residential property manager for Caxton's in Medway, said: "It's a win-win



situation. We offer landlords a full management service, which means we find them the tenants, take up their references, carry out a full inventory of the property and deal with all the necessary legalities, while the tenant can rest assured their home complies with all legal requirements, health and safety issues and so forth – and that any problems and repairs will be dealt with swiftly and speedily, through our reputable network of contractors.”

Although the worst recession since the end of the War means homeowners are increasingly unwilling to sell, it’s good news for letting agents such as Caxtons who have seen a surge in the number of properties to let.

At the same time, there has been a boom in the number of would-be tenants, as young people in particular hesitate at putting their feet on the property ladder.

“More and more people are coming to us looking for property to rent, as they are afraid of entering into a long-term mortgage commitment in the present economic climate,” said Janet.

“Fortunately, a number of homeowners who don’t want to put their properties on the market when prices are at an all-time low, are opting to let them out to tenants in order to bring in an income.”

Caxtons have a wide range of residential properties on their books both in Gravesend and Medway, ranging from one-bedroom flats to four-bed detached houses and new properties are being added all the time.

Both areas experience high demand from young couples and families who are seeking housing away from – but close to – their relatives.



Janet said: “Many young people need their independence, but like to have their family close by for both practical and emotional support.

“The present economic climate means we have had a surge of interest from couples who cannot get on the property ladder but still want a quality home where they know they will receive a caring service from the managing agents, who ensure the properties are clean and safe and that any repairs are promptly attended to.”

Caxtons Chartered Surveyors is one of the largest independent property practices in the South East. For further information about Caxtons’ residential lettings, visit [www.caxtons.com](http://www.caxtons.com) or telephone their offices in Medway (01634) 576000 or Gravesham (01474) 364364.