

Our Property Management Service Explained

Our clear and transparent fee structure supports you to fully maximise your investment, ensuring there are absolutely no hidden costs.

We promise honest and proactive communication at every stage of your property journey.

Your Property is Our Priority.

*Certifications/referencing subject to additional cost outline below

Fully Managed

12% +£480 Set Up (inc VAT)

Our Fully Managed Service gives you the freedom to sit back and relax, or focus on growing your portfolio while we take care of everything else.

Includes:

- ✓ Rental Appraisal
- ✓ Advice on Legal Compliance
- ✓ Safety Checks*
- ✓ Innovative, Professional Marketing
- ✓ In-Person Viewings
- ✓ Tenant Screening, Referencing & Agreement*
- ✓ Deposit Collection & Protection
- ✓ Inventory In
- ✓ Rent Collection
- ✓ Mid-tenancy Check
- ✓ Maintenance Coordination

Let Only

£780 Inc VAT

Prefer a more hands-on approach? Our Let Only Service is ideal for landlords who want to manage the tenancy themselves. We'll find and reference the right tenant, then hand the reins back to you.

Includes:

- ✓ Rental Appraisal
- ✓ Advice on Legal Compliance
- ✓ Safety Checks*
- ✓ Innovative, Professional Marketing
- ✓ In-Person Viewings
- ✓ Tenant Screening, Referencing & Agreement*
- ✓ Deposit Collection

*All costs displayed are inclusive of VAT

Add-on Services: Flexible And Suited To Your Needs

Services	Full Management	Let Only
Additional Mid-tenancy Check	£60	N/A
Inventory Out	£60	N/A
Rent Guarantee	3-4%	3-4%
Annual Statement	£60	N/A
Postal Statements	£30	N/A
Income & Expenditure Report	£60	N/A
Rent Review & Section 13	£60	N/A
Check Out Inspection	£60	N/A

*All costs displayed are inclusive of VAT

Add-on Services: Referencing

Services	Full Management	Let Only
Tenant Referencing (1 tenant)	£60	£75
Tenant Referencing (2 tenants)	£90	£140
Tenant Referencing (3 tenants)	£120	£160
Tenant Referencing (4 tenants)	£150	£180
Guarantor Referencing (if required)	£60 (per reference)	£75 (per reference)

*All costs displayed are inclusive of VAT

Add-on Services: Flexible And Suited To Your Needs

Services	Full Management	Let Only
Tenancy Renewal	£150	£150
EPC	£108	£108
Gas Safety	£95	£95
EICR	£220	£220
PAT Testing	£115	N/A
Heating & Hot Water Service	£108	£108
Legionella	12%	POA
Court Attendance	£300	N/A

*All costs displayed are inclusive of VAT

Add-on Services: Flexible And Suited To Your Needs

Furniture & Staging Packages

At Maddox Noel, we know how much first impressions matter when it comes to letting your property. We are able to provide a range of stylish, durable, and ready-to-install packages that are designed to transform empty spaces into inviting homes that tenants can instantly picture themselves living in.

Offering your property as furnished not only strengthens your marketing appeal but can also justify higher rental rates, reflecting the added value of a thoughtfully presented home.

With our interior design expertise alongside management support, you can be confident that your property will stand out in a competitive market, attract quality tenants faster, and deliver a stronger return on your investment.

Price
TBD



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