



Ringley

Chartered Surveyors

A local firm with a difference

Penthouse sale sets new local record

St Christopher's Court is just one fine local example of Ringley's property expertise. Ringley have not only advised the Kenny Group as to how the service charge should be calculated, but also sold the two Penthouses and several other flats.

There are now only four flats remaining with prices from £160,000 to £300,000.

Peter Ivanhoe (Ringley's Sales Manager) said that the penthouse set a new record for Kentish Town, 'it was sold as a shell for in excess of £400,000.' Other quality properties sold recently include a five bedroom house in Dresden Road, whose asking price was £425,000, and a quaint town house in Fortress Grove the asking price of which was £285,000.

Peter puts Ringley's success down to getting the right balance between realistic pricing and having the right client base. He stressed that what Ringley is all about is providing quality advice and building new relationships.

Lettings home & abroad

Ringley believes it is better placed than most estate agents when it comes to lettings. This is because all lettings are managed by Ringley's more than competent management department. Ringley can compile inventories, offer tenancy agreements, serve notices and hold deposit monies in a designated client account which is regulated by the Royal Institution of Chartered Surveyors, as well dealing with the revenue authorities on behalf of overseas landlords.

Survey & Valuation

"We believe Survey & Valuation is something different at Ringley Chartered Surveyors" says Surveyor Director Jonathan Stickells. "How so you may ask? Well for starters we appreciate that a property investment is probably the largest transaction that someone makes, also we believe just like you choose you solicitor

valuation services: homebuyer reports, valuations for lease extensions, dilapidations surveys and more. They are approved valuers for eight High Street lenders, and, for purchasers in a hurry, Ringley offer premium service with a surcharge for guaranteed next day reporting.



Property Management

Most people do not know exactly what property management involves. Effectively, someone has to take responsibility for the common areas - to keep the lights and lifts working, keep the garden pretty and make sure the cleaner turns up. However, there is more to it than this, from preparing a fair service charge to ensuring it is collected, dealing with the Legal aspects of management, insurance, redecorations and so on.

24 Hour Management

Ringley offer a six-month start-up service and provide a 24-hour helpline where residents can call with any query. After this period, emergencies are still dealt

'someone's home.'

Maximum security for residents

Unlike many unregulated agents, resident's money held by Ringley is guaranteed by the Royal Institution of Chartered Surveyors,

Ringley is able to write specifications for major works in house, and assesses the sum for which each block is insured periodically. Thus protecting residents from the adverse effects of an insurer hiking premiums by indexation. Ringley offers all clients the benefit of their block policy with Royal Sun Alliance, James White advises that premiums range from 7p to 12p per £100 sum insured (plus IPT).

A quick ready-reckoner to find out if your block is insured for the right amount, is as below:

the three leaseholders who clubbed together to collectively buy out their freeholder, to the likes of Berkeley Homes, Weston Homes, Furlong Homes who involve Ringley when a site is no more than a hole in the ground.

Buying out your landlord

Peter Joyce reminded us that as under English law, no more than four people can own a piece of land, normally a management company needs to be set up. Not unlike ICI or M&S, a management company still has many legal obligations, i.e. to hold an AGM, produce accounts and to compile an Annual Return, issue share certificates and maintain the company ledgers. Leaseholders can delegate these duties to Ringley, who in turn not only guarantee that should a fine be incurred (provided all the information is available) they will pay it.

Managing Director, Mary-Anne Bowring stated that

