

A family of four is moving into a new home. A young girl in the foreground is smiling and holding a large cardboard box. Behind her, a boy is also holding a box. Further back, a woman in a striped shirt and a man in a blue jacket are walking through a doorway, both carrying boxes. The scene is brightly lit, suggesting a sunny day outside.

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Land & New Homes

Elevation New Homes are market leaders in the sale and marketing of brand new homes in and around Bedford, Cambridge and Milton Keynes.

We have a dedicated sales team who specialise solely in New Homes, and who have years of experience in the field. We understand that a developer's requirements are completely different from a residential vendor and we structure our service accordingly.

Our success has been built on delivering clients a personal service and a continuity of contact not available in the corporate market. We offer Director level contact and a flexible approach.

For more information, or to discuss your requirements in confidence, contact
Paul Thomas MD
MK Tel: 01908 231800
mobile: 07860 369262
email: pt@enhmk.com

For current availability on our many exciting new homes developments contact the relevant office.

Milton Keynes – 01908 231800
Bedford – 01234 271566
Cambridge – 01223 491492



available on most schemes

Backed by HM Government



At Elevation our land department has a constant requirement for development opportunities:

- ✓ Large or small ✓ With or without planning permission
- ✓ Immediate, medium term and strategic ✓ Greenfield or brownfield

These opportunities can come in many forms:

- ✓ Large or surplus garden ✓ Redundant/dilapidated buildings
- ✓ Buildings suitable for conversion ✓ Open fields

Our dedicated land department specialises in residential development land. We are here to help with all aspects and provide personalised, professional support and guidance through any transaction including:

- ✓ Initial development viability ✓ Planning advice ✓ Land valuations
- ✓ Marketing ✓ Site disposals

If you would like to explore your options, then contact the Land Department to arrange a free and completely confidential consultation and use our experience and expertise to realise the potential your property could have.

01908 231800 land@elevationestateagents.com

Understanding the seller's needs

Moving home is not complicated but it can be a daunting prospect and we recognise that your home is probably the largest single investment you will ever make.

Buying and selling property is a very people orientated business and good communications are essential for a successful move. In recognising this we have employed an experienced sales team. Our talented team of property specialists are among the most knowledgeable and experienced in estate agency across Bedfordshire, Buckinghamshire & Cambridgeshire and are genuinely committed to service with a personal touch.

All our staff are excellent communicators and are committed to providing the highest level of care and attention throughout the entire moving process.

We offer the widest range of property services in the vicinity, all under one roof, and will always strive to achieve the best price for your property without being unrealistic.

Our aim is simple: to provide the best possible service, assist you from start to finish and communicate regularly throughout the whole process – whatever your property matters.

Please take a few moments to read this brochure to discover why you should choose us.



A quick glance at what we can offer

- ✓ Highly skilled team of professionals with in-depth local market knowledge
- ✓ Proven track record of selling success
- ✓ Specialist advice in selling all types of property
- ✓ Global exposure of properties through our cutting edge website elevationestateagents.com and major national portals including Rightmove and OnTheMarket
- ✓ Free, no obligation pre-market appraisals
- ✓ Comprehensive database of applicants matching quality buyers to properties
- ✓ Free energy performance certificates (EPCs)
- ✓ Professional internal, external and aerial photography & high quality property brochures with bespoke floorplans
- ✓ Effective viewing feedback & marketing updates
- ✓ Accompanied viewings & hosted open day events
- ✓ Social media & property alerts by SMS & e-mail
- ✓ Longer opening hours to carry out even more viewings
- ✓ Prominent office locations in three counties
- ✓ Local, trusted mortgage advice

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to find out more and to view all
our available properties please visit
elevationstateagents.com



3 offices in
3 counties

Our unique service, step by step

1 Free Market Appraisal

If you're thinking of selling your home, this FREE service will help you understand your home's current market position. We provide you with up to date information with regards to recent sales of comparable properties in your area so you can make an informed decision. An accurate market price of your property's worth creates competition and intense buyer interest.

2 Professional Photography

First impressions count and the first thing potential buyers see before they even pass the front door are the photographs of your property. Our photographers capture the best pictures including aerials that will make your home sell quickly.

3 Web Advertising

Your property will be instantly available on our website — elevationstateagents.com — with floor plans, photography and location maps. Your details will also be automatically sent to relevant applicants and loaded onto Rightmove and OnTheMarket, the leading property portals.

4 Impressive Full Colour Details

Your property will have its own sales details, designed to be eye catching and aesthetically pleasing. This comes complete with floor plans, free EPC ratings, free EPC certificate and high quality photography that showcases your property and truly does it justice.

5 Distinctive 'For Sale' Boards

These are an invaluable marketing tool clearly identifying a property and frequently generating interest from would be buyers that had not previously considered a move. Our distinctive For Sale boards are extremely prominent throughout Milton Keynes, Bedford and Cambridge.

6 Window Displays

The benefit of good window displays in busy locations should not be underestimated in their ability to catch the eye and draw in potential buyers.

7 Accompanied Viewings, Feedback & Contact

As a customer focused firm our number one priority is to keep you constantly updated on the marketing progress of your home. We accompany 95% of our viewings and endeavour to give feedback within 24 hours of every viewing.



8 Achieving the Best Price

We use our expert knowledge to ensure you achieve the maximum price possible for your property.

9 Dedicated Sales Progressor

Once we have sold your property, our service doesn't stop there. We have a dedicated Sales Progressor who will liaise with all parties involved and keep you informed of events as they occur, thereby eliminating any problems that may arise and avoid any costly delays. Our job is not done until the keys are handed over.

10 Free Independent Mortgage Advice

Our partner, Mortgage Light, have access to a huge market and can find you the best personalised solution offering mortgage protection for years to come.

11 Sales and Lettings Under One Roof

Full lettings and property management services.

12 Protecting your Personal Data

You can rest assured that all your personal data will be securely protected by our world-leading government backed Cyber Essentials accreditation security scheme, complying with the General Data Protection Regulations.

rightmove

OnTheMarket.com

The Property
Ombudsman

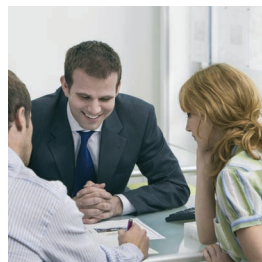
CYBER
ESSENTIALS

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Tailor made solutions for busy landlords

Elevation Lettings offer a comprehensive lettings and property management service to take the hassle out of letting your property.

We have extensive experience in lettings in Milton Keynes, Bedford and Cambridge. Our clients range from private landlords with one small rental property to buy-to-let investment landlords with a property portfolio. We offer a choice of 3 different levels of service:



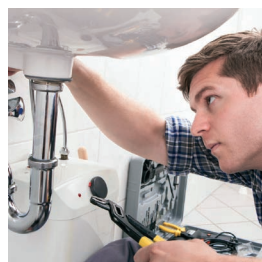
1 Full Tenancy & Account Management

Excellent for landlords who have limited time, or are travelling/living overseas, and want to outsource the entire day to day tenancy management and upkeep of their property investment to a professional property management agent



2 Letting & Account Management

Perfect for landlords who will manage the upkeep of the property themselves but don't want to take on the hassle of rent collection and tenancy consultancy



3 Tenant Find & Tenancy Setup

Great for licensed landlords who have the time and experience to manage their own investment but want the reassurance and convenience of a professional marketing and tenant vetting service

Rent Recovery & Legal Cover

Our fully managed service includes rent recovery and legal cover that assists our client landlords in maintaining rent payments should your tenant fall into significant arrears. In addition, this policy covers the legal process of evicting the tenant from the property and gaining vacant possession through the courts.

Why Busy Landlords Choose Elevation Lettings

- ✓ Experienced, friendly attentive staff
- ✓ Flexible service options to suit you
- ✓ Open and transparent fees
- ✓ Professional and achievable rental valuations
- ✓ Featured on Rightmove, OnThe Market and elevation website
- ✓ A pre-qualified database of waiting tenants
- ✓ Full tenant referencing service with credit check
- ✓ Professionally produced property inventories
- ✓ Accreditation and full client money protection
- ✓ Member of Deposit Protection Service
- ✓ Dedicated Property Consultants
- ✓ Approved tradespeople on call
- ✓ Proven track record of success
- ✓ Free, no obligation market appraisals
- ✓ Legal documentation included
- ✓ Rent recovery & legal cover

The friendly face of Mortgage Advice

FREE INITIAL CONSULTATION



HERE TO HELP

Team Mortgage Light are able to advise you on buying your first home, moving house, remortgaging or buying an investment property. We will research the whole of the market and return to you with a solution. Once we have helped you secure a mortgage, it is our full intention that you remain a customer of Mortgage Light for all your mortgage and protection needs for years to come. We fully believe in offering a personalised service that continues to review your circumstances as your life changes.

WE DELIVER

Mortgages

Mortgages come in many shapes and sizes depending on what you require the mortgage for. For a further explanation on each one or more information, drop us an email or give us a call to discuss your situation.

- Buying a New Home
- Remortgage
- Buy-To-Let
- Help to Buy
- Shared Ownership
- Existing Customer

Protection

Protection products are available to ensure you and your home are safe in any eventuality.

For a further explanation on each one or more information, drop us an email or give us a call to discuss your situation.

- Home Insurance
- Life Assurance
- Critical Illness
- Income Protection
- Business Protection
- PMI



Team Mortgage Light are here to help – contact us today!

mortgagelight 

01908 015992 info@mortgagelight.co.uk www.mortgagelight.co.uk

BEDFORD | CAMBRIDGE | MILTON KEYNES



"If Carlsberg did Estate Agents!!!!... I couldn't fault them from start to finish. Absolute pleasure to deal with. They sold my property quickly, kept me up to date with everything, and answered all my questions promptly and efficiently. I can't thank all the team enough but in particular David who went over and above to ensure our sale went through smoothly, which it did. Highly recommended!!"

"Elevations service was a brilliant combination of efficiency, professionalism and above all personal attention, I would thoroughly recommend them"

"Thank you to the Elevation team for all your help with selling my house which you succeeded in doing within a week. You were professional and proactive using both your existing contacts and advertising to secure my sale. I have no hesitation whatsoever in recommending you to prospective clients"

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Milton Keynes Office

Beechwood House, 9 Whittle Court
Knowlhill, Milton Keynes MK5 8FT
01908 231551

Bedford Office

6 Mill Street, Bedford
MK40 3HD
01234 271566

Cambridge Office

277 Newmarket Road
Cambridge, CB5 8JE
01223 491492

Working in partnership with:

Abbey New Homes | Barratt Homes | Bloor Homes | Borrass Homes | Bovis Homes | Cala Homes
Charles Church | David Wilson Homes | Grand Union Housing Group | Hill Residential | Linden Homes
Lodge Park Homes | Matthew Homes | McCann Homes | Morris Homes | Paradigm Living | Persimmon Homes
Settle Housing Association | Signature Homes | Taylor Wimpey Homes | The Guinness Partnership