



MONOPOLY[®]

BUY ■ SELL ■ RENT

www.monopolybuysellrent.co.uk

ALL ABOUT MONOPOLY BUY SELL RENT

Monopoly Buy Sell Rent are refreshingly different to other estate agents you will come across. That is because the unique combination of our people, our marketing of properties and our company, aims to give you the very best service available, whether you are selling, buying, or both. We believe it is an unbeatable package which makes moving easier - and more enjoyable too!

The ethos of Monopoly Buy Sell Rent is to offer vendors and landlords the perfect combination of the financial savings of an online hybrid agency with the benefits of the full service and support of a traditional agency.

At Monopoly Buy Sell Rent, they realised a long time ago, that when instructing an Agent to market your home or business premises, you are looking to achieve a relationship and rapport that is based on honest communication and trust.

When choosing Monopoly Buy Sell Rent as your Agent, you are choosing people that are highly trained to the most professional and ethical of standards, as well as utilising the full resources of a team that is firmly on your side.

The two directors Simon Evans and Nathan Cunningham have a wide range of property experience ranging from estate agency, property development and are both landlords in their own right.

Simon is responsible for the day to day running of Monopoly Buy Sell Rent and is a qualified estate agent with years of experience working in two well known local high street estate agencies.

Nathan is a well respected local business man, who has vast experience of buying, selling and letting properties, whilst at the same time managing his building and development companies.

Whether you are selling or buying, our friendly staff will listen carefully to your needs and use every endeavour to meet your highest expectations. To ensure you receive a high standard of Customer Care and bring your transaction to a successful conclusion, we bring together modern methods and traditional values, whilst always working to our Professional Codes of Conduct.

We are very accessible at Monopoly Buy Sell Rent and can be contacted via phone or email outside standard office hours: Our phone lines are available Monday to Friday 8am until 8pm, Saturday 8am until 5pm, Sunday 10am until 4pm. This means we never miss a viewer or even more importantly an offer for your property.

For all your Residential Property requirements across the region, discover the benefits of using Monopoly Buy Sell Rent by contacting us.

WHY CHOOSE MONOPOLY BUY SELL RENT?

Fees

Monopoly Buy Sell Rent charge half the average fees advertised by other estate agents in the vicinity, providing an excellent level of customer service and a full traditional estate agency experience.

Trustworthy

As we are members of several accredited bodies, you will be dealing with a regulated organisation managed by qualified professionals at the forefront of the industry.

Style and Substance

Our contemporary style and branding has become synonymous with high standard market leading services and consequently offers elevated visibility for your property and greater results for us both.

Enthusiasm

Along with our passion for property, we employ the powers of listening, understanding and empathy and combine this with energy, ambition and drive to achieve our client's goals.

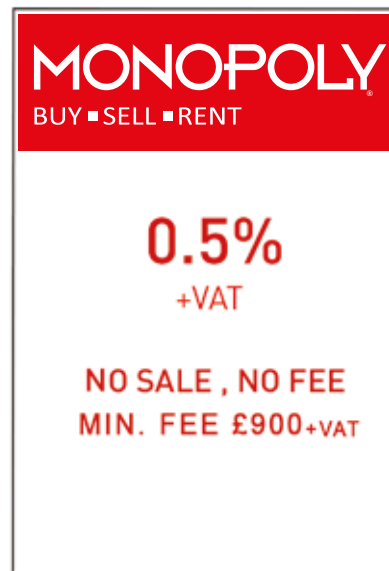
Local Presence

With our extensive first hand local knowledge, there is no one better placed to represent you and promote the sale of your property.

Buyers

We manage a comprehensive database of buyers who have given us their search criteria and matching this with your house very often results in success.

**"WE
CHARGE
YOU LESS,
BUT OFFER
YOU THE
BEST"**



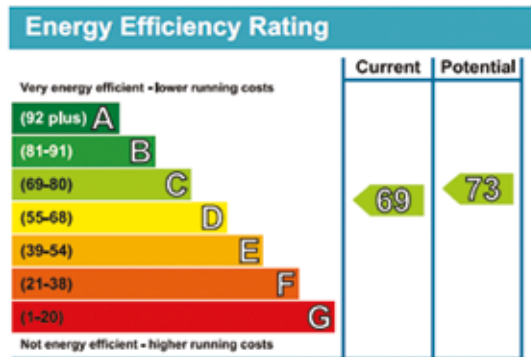
- Market Appraisal •
- High Quality Photos •
- Comprehensive Internet Coverage •
- Rightmove, Zoopla, Primelocation •
- Property Viewings •
- Arranging EPC and Floor Plans •
(additional charges apply)
- Arrange for eye catching "For Sale" board •
- Negotiate Offers •
- Send out memorandum of sale to all parties •
- Liaise with solicitors to make sure the sale goes smoothly •

MARKETING

Energy Performance Certificates*

(EPC's) give information on how energy efficient a property is and suggests ways to improve efficiency and reduce carbon dioxide emissions.

All homes bought, sold or rented are legally required to have a current EPC.



Floor Plan*

Adding a floor plan of your property allows prospective buyers to have a clear indication of the layout of the property.

Floor plans also give perspective and show the layout of rooms.

A floor plan can make a huge difference between a buyer wanting to view a property or not.



*All optional marketing services are subject to a fee

Rightmove Premium Listing*

70% of home hunters turn to rightmove first. Stand out from the crowd with a premium listing.

35% increased views on properties when premium listed.

Extra photos, larger listing and highlighted price.

EYE CATCHING STICKER

BIGGER BOLDER PRICE AND LINKS

PREMIUM LISTING
£659,950
6 bedroom detached house for sale
Lily Blunk, Cefn Y Bedd, Wrexham

Approached via a private tarmac drive this fabulous barn conversion set in a 2 acre plot with a total of 6 bedrooms and 6 bathrooms is awaiting its new owners. The living rooms including enormous kitchen/diner, lounge and study/family room are to be found on the first floor to take full advantage... [More details](#)

★ Save property Contact agent

Added on 02/05/2014 by Monopoly Group, Rossett
Call: 01978 888186 Local call rate

EXTRA PHOTOS

LARGER LISTING WITH HIGHLIGHTED BACKGROUND



ADVICE TO PEOPLE BUYING AND SELLING

Selling your property quickly and gaining the best possible price has got to be a priority for any prospective seller and there are a few simple steps which you can take to improve your chances greatly.

First impressions are very important, your prospective purchaser will form an opinion within thirty seconds of drawing up outside your property. So make sure your garden is kept tidy, a well kept garden usually looks larger and needing less maintenance than an untidy one.

A fresh coat of paint can work wonders to improve the appearance of your front door and window sills. Make sure the interior of your home is free of clutter. Consider short term storage options to allow your rooms to show off their true size and allow potential buyers a clearer picture of how a room could look to them.

The smell of flowers can make a room feel more welcoming as can a warm home in Winter and open windows in the Summer.

If you are showing people around your home try to be as helpful as possible and answer all their questions truthfully. If you have a dog or cat try to keep them isolated when people visit as not everyone likes animals.

There are very few purchasers who buy the home of their dreams and do not want to change anything. Try not to be offended when viewers talk about the changes they want to make, we all have different taste, style and needs.

The best way to view a property is to use the viewing record page in this guide. List all the positive and negative points of the property and your feelings about it.

The businesses in this guide are there to help you before, during and after your move. Think on, see the future, not the present.



THE MONOPOLY BUY SELL RENT FRANCHISE - THE ULTIMATE PROPERTY FRANCHISE

- Home/office based hybrid estate agency
- Generous 50,000+ properties per territory
- Excellent work, life balance
- Low monthly overheads
- Comprehensive training
- Quick growth potential
- No experience necessary
- Finance available
- Head office act as your PA
- The name/logo is a registered trademark





WHY PURCHASE A FRANCHISE?

Why would you consider purchasing a franchise over setting up independently?

FOR

Once you become a franchisee you can use an established name and logo.

You can start your business quickly as all the preparation work has been done for you, in this case your For Sale sign, your online property advertising such as Rightmove and Zoopla are included for 6 months, all of your policies and procedures are written and practised on a daily basis, the software you need is tried and tested, set up and included, training is provided and if required even your phone is answered when you are busy or unavailable plus much more.

If you are not experienced in running your own business you will be supported every step of the way.

In this instance because head office is offering to take your calls, book your appointments and prepare some aspects of your paperwork, the advantage of a Monopoly Buy Sell Rent franchise is that you can work alone without the cost of employees or an office or expensive shop front premises.

Sharing ideas for improvement with other franchisees to take the business to new heights.

AGAINST

Being part of a larger company doesn't suit everyone. Some personalities don't want to share information or be tied in anyway to a franchisor or pay them on a monthly basis. They like to work independently, make every decision for their own business, come up with their own name and use this as the name of the business.

They may already have partners or employees in mind that they want to work with or want a high street store presence.

Some franchises are very expensive and don't include a lot for your money (not this one in our opinion).



STRAIGHT TALKING ADVICE

It is very easy to get confused by all the different types of mortgages that are available in today's financial jungle and it is only right that there is such a wide choice, after all, everyone's individual circumstances are different, which also makes our financial requirements different.

A Move Brokers are experienced and ideally placed to find the right mortgage for your personal circumstances.

Because the financial institutions realise that we are all different with differing financial commitments, they also appreciate that no one can predict what may or may not happen to us in the future.

You may find that your income stays much in line with inflation and you wish to carry on paying the same monthly payment until the end of the term. Conversely, you could find a definite uplift in your finances and may wish to increase the amount you pay monthly, or pay off a lump sum and finish the mortgage in lesser number of years.

They have a team of highly trained individuals who have an intimate knowledge of the mortgage market place and are up to date with all the changes that take place on a regular basis. More importantly, they are not biased towards any one particular company.

This means that they will hold a confidential review with you and when they have a clear understanding of your requirements they will help you choose from the thousands of mortgages available from a multitude of lenders. They are also able to advise you on a host of other areas including income protection, family income benefit, mortgage protection, tenant insurance and much more.

Once this process is complete and you are settled in your new home, they will continue working on your behalf to make sure that the mortgage you have in place will always remain competitive as interest rates and mortgage schemes change on a regular basis.

Choosing the wrong mortgage might well turn out to be a costly mistake, on top of which, it will also be an experience you could well do without. The choice of who supplies your mortgage is quite rightly yours, but you would be well advised to contact A Move Brokers for an initial consultation and discover just how much they can do for you.

AS A MORTGAGE IS SECURED AGAINST YOUR HOME, IT COULD BE REPOSSESSED IF YOU DO NOT KEEP UP THE MORTGAGE REPAYMENTS.





Unionist Buildings, 44 Nicholas Street,
Chester, CH1 2NX
Tel: 01244 478 780
Mobile: 07833 678 823
Email: sharon@amovemortgage.co.uk
www.amovemortgage.co.uk

YOUR BEST CHOICE FOR WINDOWS, DOORS AND CONSERVATORIES

A visit to [Alpha Windows](#) is highly recommended for anyone who is contemplating a conservatory, replacement windows or doors.

This long established business has over 23 years experience and is rightfully proud of the excellent reputation they have built up, with a large number of satisfied customers throughout Wrexham and the surrounding areas.

They must be regarded as one of the area's leading suppliers and installers and like any successful business they continually receive recommendations from their customers which speaks volumes for the extremely high quality of their products and workmanship.

The business offer a free consultation and design service and all their installations are completed by their own teams of qualified professionals.

All their products have a guarantee and as members of FENSA (registration number 19352) they can offer their customer's added security in the knowledge that they are fully protected. FENSA arrange random inspections of Alpha Windows installations to ensure compliance.

After discussing your requirements and listening to your ideas, the business will offer you advice and guidance whilst still maintaining and including your own visions.

They will create an image showing you how your new conservatory, windows or doors will look. They will also provide a no obligation comprehensive quotation for your consideration.

As well as windows, doors and conservatories, they also carry out repairs for existing windows and supply a wide range of glass from Pilkington and St Gobian.

Their insistence on quality products and service means that they firmly believe that their products do offer the best value for money. They can also provide testimonials from satisfied customers where this is required.

Pressure and dubious sales tactics are certainly not used by them. They will present you with a comprehensive quotation and leave the decision up to you.

There is no doubt that Alpha Windows are one of the most professional businesses of their type and for anyone who is thinking about improving their home, they are definitely worth a call.

A visit to their web site www.alphawindowsltd.co.uk will give you more information on their product range or visit them in person on the Wrexham Industrial Estate.

You can trust them to make your dreams become a reality.



Windows, Doors & Conservatories

Tel: 01978 664 944

Email: info@alphawindowsltd.co.uk

www.alphawindowsltd.co.uk



19352





WELCOME TO ACTON GATE AUDIO

Established in 1987, **Acton Gate Audio** is an experienced provider of audio and visual equipment for the home. Recommendation through word of mouth works well and having known the people at Monopoly Group for many years now it does seem a good way of telling people that Acton Gate Audio have just recently relocated.

Acton Gate Audio's showroom has a wide range of equipment on display and they can easily demonstrate items from a single radio to a full projector based audio visual system. They cater from discrete, easily operated installations to providing high end Hi-Fi audio equipment or a full home cinema experience.

Multi-room streaming audio is much simpler and cheaper to achieve these days, listening to different or the same music or radio in separate rooms at the same time used to be very expensive, but these days it is relatively inexpensive, and perhaps more importantly easy to use and reliable. Even combining lighting and heating control is not just limited to the budget of a stately home.

Why not visit their showroom and take a look at what is available in terms of the latest new technology of streaming high-definition audio, or the latest old technology for playing vinyl on a turntable.

Acton Gate Audio do not offer everything which is available on the market. Few manufacturers have a range of products that the business likes to stock, and advise their customers on purchasing the correct equipment through experience and select what they have to offer carefully. Acton Gate Audio like to think that they know what they are talking about, after all they have been in this industry a long time.

Pop along and have a chat with Mike, Andy, Mark or Simon plus to make things easier they have their own car park and the coffee machine is always on!

ACTON GATE AUDIO

56 Pen Y Bryn, Wrexham, LL13 7HY

Tel: 01978 364 500

Email: info@acton-gate-audio.co.uk

www.acton-gate-audio.co.uk





HOME BUYERS 10 STEP GUIDE

1) Obtain financial advice from a bank or financial advisor so you know what type of property you can afford to buy



2) Find a property that suits your requirements, make an offer through the estate agent that arranged your viewing



3) Acquire solicitor quotes, choose a solicitor, forward solicitor details to the estate agent ideally within 48 hours of having an offer accepted



4) Contact your financial advisor/mortgage provider to let them know you have found a property and provide all financial details required



5) Instruct and pay your mortgage provider for the survey, follow up the survey and check the results, your mortgage offer should follow within a few days



6) Contact your solicitor and pay for the searches



7) Once your mortgage offer is accepted and all legal questions are answered you will be able to agree dates for the exchange and completion of your property purchase



8) Ensure you pay your deposit and make an appointment to sign all outstanding paperwork with your solicitor including the contract.



9) Exchange contracts and then complete, sometimes on the same day more usually 1 week apart



10) You need to make arrangements to collect your keys either from the house you are buying or from the estate agent or solicitor. Congratulations



* IMPORTANT- Keep in touch with your financial advisor, solicitor and estate agent, always return their calls asap and return documents when requested. Depending on your circumstances sales can take between 2 weeks and 3 months with the average for a first time buyer being 10-12 weeks.

SELLING GUIDE

- 1) Choose and instruct your estate agent
- 2) Prepare your home and garden for viewings
- 3) Accept an offer from your purchaser via the estate agent
- 4) Acquire solicitor quotes, choose a solicitor and forward the details to estate agent ideally within 48 hours of accepting an offer
- 5) Your solicitor will send you detailed questionnaires asking what you are leaving in the property such as blinds, light fittings, who your service suppliers are etc. Ensure you return all the forms and provide all requested information to your solicitor as promptly as possible to ensure the sale progresses smoothly.
- 6) Make an appointment to sign all the necessary paperwork in plenty of time for exchange of contract.
- 7) Agree a date for exchange of contract and completion
- 8) Book your removal company, they can supply you with packing materials should you wish
- 9) Talk to your estate agency about what you want to do with the keys on the day of completion
- 10) Your solicitor will phone to say the sale has completed usually late morning, you then need to hand over keys as arranged and move on to your new home.

* IMPORTANT- Keep in touch with your financial advisor, solicitor and estate agent, always return their calls asap and return documents when requested. Depending on your circumstances sales can take between 2 weeks and 3 months with the average for a first time buyer being 10-12 weeks.

BUDGET CHECKLIST

Monthly Income Figures

Your Monthly Salary	<input type="text"/>
Partners Monthly Salary	<input type="text"/>
Any Overtime/Commission	<input type="text"/>
Any Other Income	<input type="text"/>
Total Monthly Income	(A) <input type="text"/>

Disposable Income

Box (A) minus Box (B)	<input type="text"/>
-----------------------	----------------------

Your mortgage provider will advise you how much you can borrow.

This is dependant upon a number of issues: Size of deposit, monthly expenditure etc.

Monthly Expenditure

Gas and Electricity	<input type="text"/>	Insurance Policies and Pension Plans	<input type="text"/>
Telephone and Mobile Telephone Bills	<input type="text"/>	Travelling Expenses	<input type="text"/>
Council Tax	<input type="text"/>	(Petrol/Road Tax/Insurance/Running Costs)	<input type="text"/>
Food and Drink	<input type="text"/>	Family Clothing	<input type="text"/>
Entertainment	<input type="text"/>	Savings for Holidays or Savings Plans	<input type="text"/>
Credit Cards and Store Cards	<input type="text"/>	TV or other Licences	<input type="text"/>
Other Standing Orders and Direct Debits	<input type="text"/>	Any Other Expenses	<input type="text"/>
Hire Purchase Payments	<input type="text"/>	Total Monthly	(B) <input type="text"/>

HOMEBUYERS CHECKLIST

Checklist 1 - The Buying Cycle

Enquire about Mortgage availability ☐
Make an offer on the property ☐
Nominate a Solicitor to act for you ☐

Checklist 2 - Essential Contacts

Electric Company

(Final reading at old property) ☐
(Connection at new property) ☐

Water Company

(Inform both old and new) ☐
Book Your Removal ☐

Obtain Removal Quote ☐

Exchange Contracts ☐

Completion Date agreed ☐

Gas Company

(Final reading at old property) ☐
(Connection at new property) ☐

Phone Company

(Disconnect at old property) ☐
(Connection at new property) ☐

Checklist 3 - Important Contacts

Family ☐
Store Cards ☐
Sports Clubs ☐
Chiropodists ☐
TV Licence ☐
Employers ☐
Credit Cards ☐
Milkman ☐
Opticians ☐
Council Tax ☐

Building Society ☐
AA/RAC etc: ☐
Dentist ☐
Post Office ☐
Bank ☐
DVLA ☐
Doctor ☐
Hire Purchase ☐
Vets ☐
Friends ☐

Checklist 4 - What to take with you on the day of the move

Food and Drink ☐
Light Bulbs ☐
Vital Documents ☐
First Aid ☐
Jewellery ☐
Bin Liners ☐
Toys ☐
Spare Clothes ☐
Eating Utensils ☐
Cooking Utensils ☐
Bed Linen ☐
Credit Cards ☐
Medicine ☐
Washing Up Liquid ☐
Toilet Paper ☐
Cash/Cheques ☐
Essential Tools ☐
Soap ☐

NOTES

This Guide to Moving Home has been prepared for MONOPOLY BUY SELL RENT of WREXHAM
by GLARIC CONSULTANCY LIMITED, 58 Hove Road, Lytham St Annes, FY8 1XH
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the businesses appearing, no responsibility will be accepted by MONOPOLY BUY SELL RENT
or GLARIC CONSULTANCY LIMITED in respect of any products or services supplied by them.

VIEWING APPOINTMENT RECORD

Date	Address	Price	Comments

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BUY ■ SELL ■ RENT

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