

LOVE MANCHESTER.
#wearmanchester



O'Connor
Bowden

Manchester City Centre

CALL US:
0161 833 3820

About OCB

Established in 2003, O'Connor Bowden has grown from humble beginnings into one of Manchester's foremost independent residential property agents. We regard ourselves to be a "One Stop Shop for Manchester's Residential Investor Market".

The company was founded by Alison O'Connor who, disillusioned by the poor service offered by local estate agents at the time, decided to form a company to manage her own properties and those of a like-minded group of investors.

By never forgetting the ethos that was so important in the early days, O'Connor Bowden has become one of the largest and most successful Agents in the City.

O'Connor Bowden operates a specialist residential property team in the heart of Manchester's Northern Quarter with departments specialising in Sales; Lettings; Corporate Lets; Property Management; Investment Property, Furnishings and Building Management. We manage over 1000 City Centre apartments in some of Manchester's most desirable and iconic buildings throughout the City.



Alison O'Connor

"We are local people with years of experience and national connections. O'Connor Bowden is a highly successful property brand with all directors actively involved in the day to day business, actively promoting our culture of integrity, professionalism and hard work with the highest levels of service"

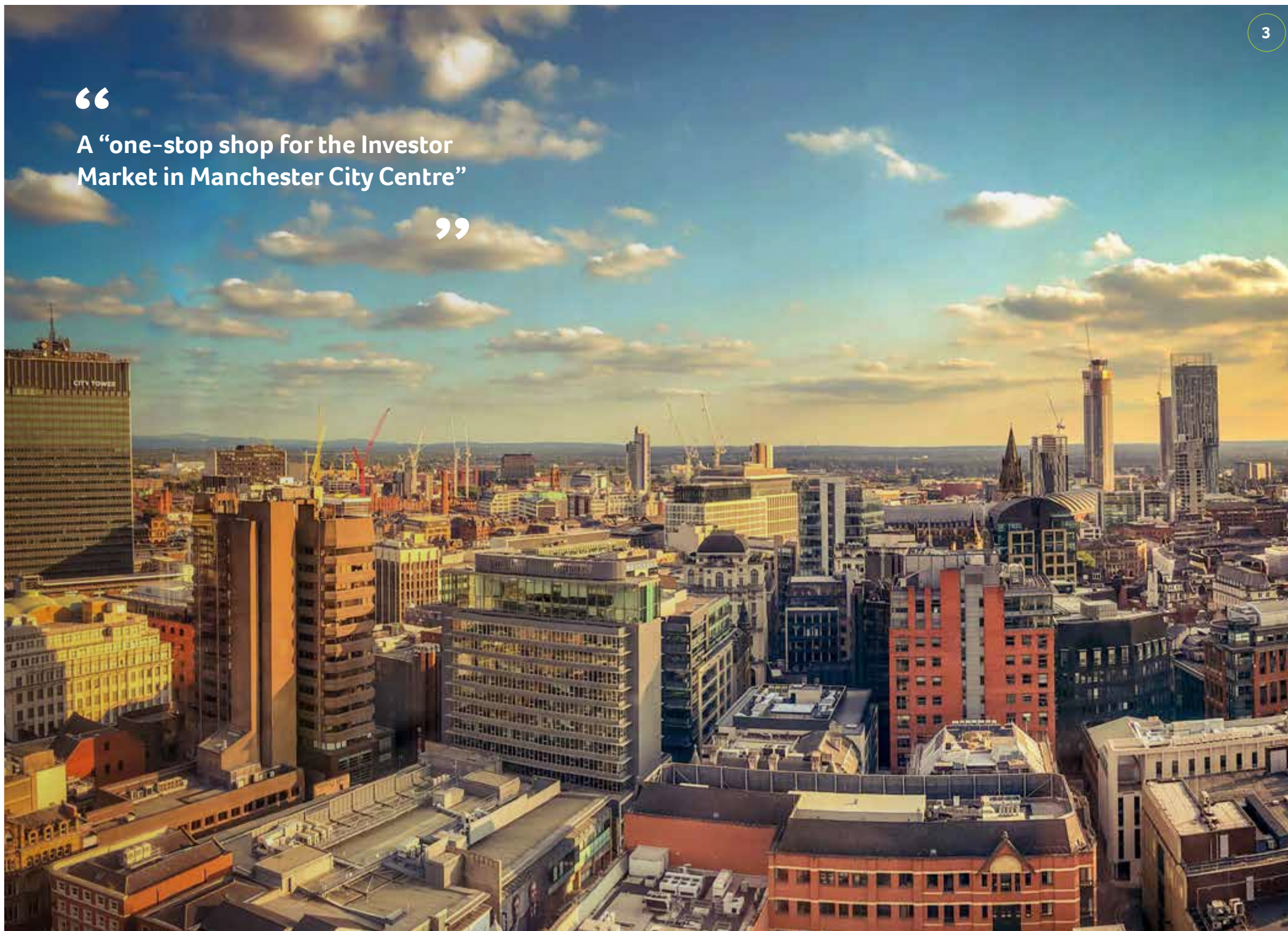
What We Offer


- Director-lead Team with over 30 years' experience in Manchester City Centre
- Valuations and market appraisals: No under-letting or under-valuing with O'Connor Bowden
- Competitive letting and management fees
- Marketing intelligence: helping you to understand the lettings/sales markets in Manchester City Centre
- High profile internet marketing, including highly optimized website
- Virtual Viewings and professional videos
- Professional Tenants and corporate lets
- Third party, professional tenant referencing
- Compliant tenancy and inventory documentation
- Deposit registration and management – we register exclusively with the Deposit Protection Service (DPS)
- Let Only or comprehensive property management service
- Scheduling of responsive and planned maintenance works
- Proven rent arrears and void control systems
- Landlord Insurance including Rental Guarantee and Tenancy Legal Protection options
- Furniture designed specifically for the rental market, including free apartment staging
- Energy Performance Certificate Management (EPC)
Electrical and Gas Safety Inspection Management

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A “one-stop shop for the Investor
Market in Manchester City Centre”

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This is
Manchester
We do
things
differently
here. . .

Services Offered

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Sales & Lettings

We have dedicated Sales and Lettings Teams, stripped of administrative functions so all property negotiators can solely concentrate on marketing, advertising and promoting property for sale or to let. Maximum media, internet exposure, e-marketing and social media activities ensures our quality properties are always directed towards 1,000s of quality buyers and tenants each year.



Property Management Department

Our professional Property Management Department provides operational support on all routine daily compliance and management tasks relating to property and tenancy management. Each of our Property Portfolio Administrators manages a dedicated property portfolio to ensure continual support service to our Landlords and Tenants. By using the very best property sales and management software, operating to exacting quality control systems and delivering the highest levels of customer service, the property management and maintenance of all of our client's properties is to the highest of standards.



Client Services Department

Our Client Services Team provides effective communication to Landlords on all sales negotiations and progression and on letting marketing and referencing processes. We also deliver comprehensive financial management support for all managed properties.



Estate Agency Services

Our Estate Agency offices in City Centre promote and sell apartments for homeowners and investors in Manchester.



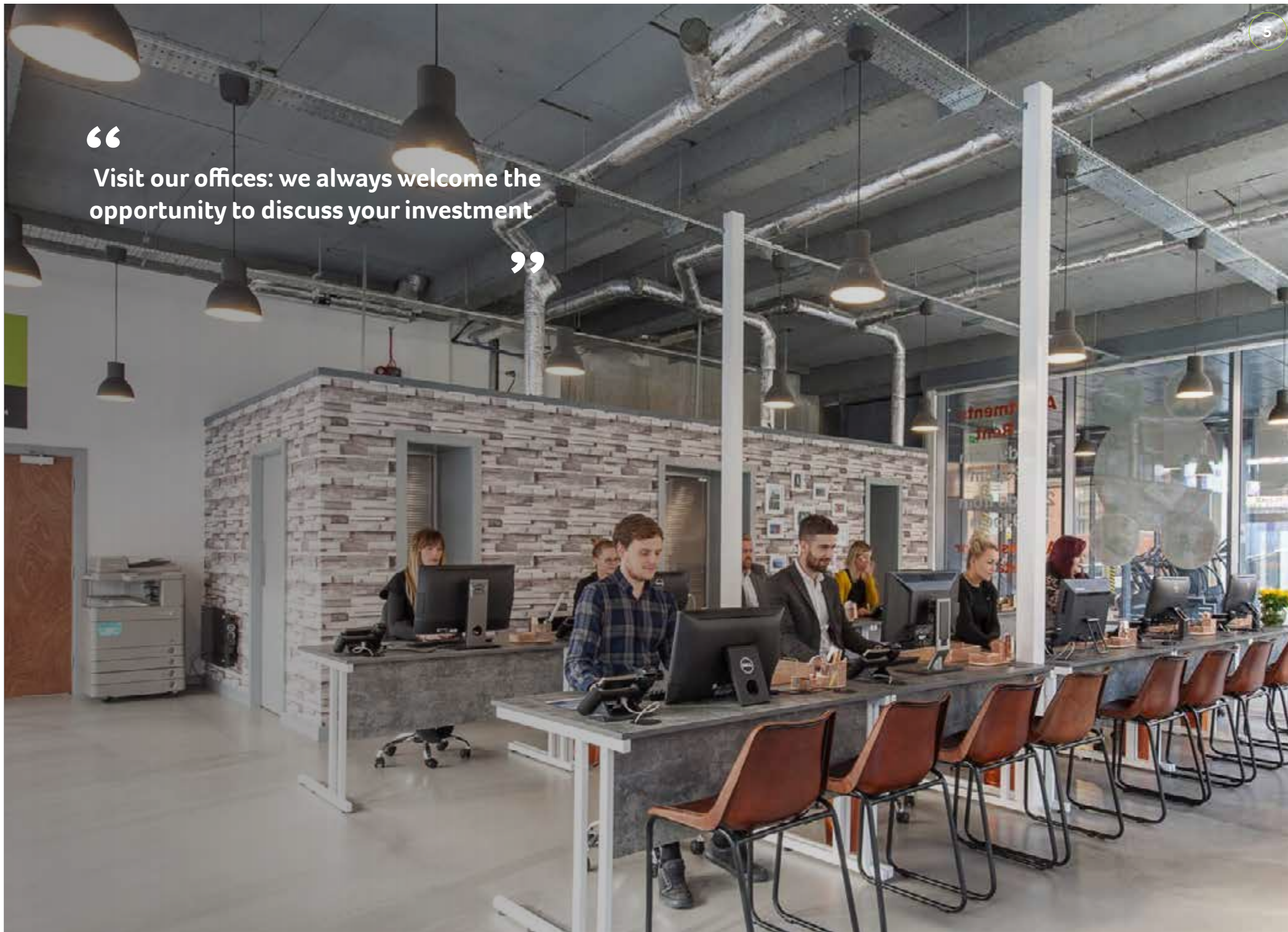
Corporate Lets

Corporate Lets are a major part of our business with 100's of high spec apartments often let to companies and business executives.

“

Visit our offices: we always welcome the opportunity to discuss your investment

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Why Landlords Chose OCB



Our City Centre Portfolio

O'Connor Bowden successfully manages in excess of 1,000 furnished apartments throughout Manchester city centre. The properties we manage are studios to penthouse apartments let to professional and corporate tenants. Most importantly and to meet with the demands of the unique city centre market, we have a dedicated team specialising in providing a range of property management services to suit our client's needs. Each member of our team is based at one of our three city centre offices and is given the responsibility to manage their own portfolio.



Professional Property Management

O'Connor Bowden successfully manages in excess of 1,000 furnished apartments throughout Manchester city centre. We specialise in the city centre market and provide a range of property management services to suit our client's needs. Our property management team is structured with 'Portfolio Managers' so you have a personal business relationship with the individual managing your property.

By using the very best property management software and operating to exacting quality control procedures, the efficiency of our property management and maintenance services is of the highest standard.



Professional Tenant Referencing

Only quality tenants are accepted for our properties. All tenants are professionally referenced by a specialist, independent third-party tenancy referencing company. Company Lets are subjected to a company search and references through an individually agreed referencing process. For additional financial protection, often UK guarantors are requested.



Compliant Tenancy Agreements

On behalf of our clients, for each tenancy, O'Connor Bowden prepares and correctly executes an assured short-hold tenancy agreement and all associated documents and contracts relating to a tenancy agreement, compliant with the Housing Act 2004.

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So often we meet Landlords who have their properties let out below value, have tenants with rent arrears, tenancy problems and rogue tenants due to poor quality referencing and, unfortunately, tenancies and properties with far worse issues! Our exacting services have been designed to avoid such issues.

”

Alison O'Connor, Managing Director

“

Manchester's City Living market is quite unique. O'Connor Bowden is one of the City's foremost independent residential agents

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Why Landlords Chose OCB



Scheduling Responsive & Planned Maintenance

Our objective is to provide a proactive repairs and maintenance service, preparing our clients in advance for planned maintenance works and costs. When faults in expectancy occur, our clients are kept fully informed of any repair liability. Landlords are always given the opportunity to approve or reject work requests, quotations and estimates. We frequently inspect works undertaken and keep landlords full updated on the properties condition. Landlords with an appropriate a team of local repair contractors can choose to manage their own property repair and maintenance works and tenants each year given the responsible to manage their own portfolio.



Furniture & Furnishing Replacements

From time to time, furnishing and household equipment will require replacement. O'Connor Bowden has been a city centre furnishings specialist for over a decade. We can supply individual items for renewal and replacement to arranging full apartment installations or refits.



Rental Accounting

All rent we receive is accounted to you each month by means of financial rental statements. Funds are transferred directly to your chosen bank account and deductions for operating costs can be managed for you at source.



Property Inspections & Visits

We continually look after your property. Following the commencement of a tenancy, we will regularly visit your property to ensure the tenancy obligations are being fulfilled and the condition of the property remains satisfactory. Reports of our visits are shared with you and any enforcement issues will be managed efficiently. Before a tenancy ends, we will conduct a pre-termination inspection visit of the property and report our findings to both you and your tenant. A further inspection is undertaken during a tenancy check-out appointment.



Building Management Assistance

The majority of city centre homes are apartments located in large developments and buildings with communal areas. Most apartment developments have communal areas managed by Building Management companies or agents. Equally our clients are often remote property investors who are unable to be in regular contact with a Building Management company or agent. As part of our support service, O'Connor Bowden can act on your behalf for many communal management issues including: insurance claims, assessment and monitoring of services and tenancy management issues during major repair projects.

Letting Services

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Enjoy the hospitality of our city centre offices, which incorporates our furniture showroom and display areas

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At the turn of the millennium, Manchester's City Centre rental market was a very different marketplace than it is today. Apart from the comparatively small number of apartments available, there were very few letting agents specialising in the emerging "City Living" market, with apartments for rent, often promoted ineffectively by suburban estate agents. Disillusioned with poor results and service, in 2003, Alison O'Connor launched a lettings agency with a strong emphasis on internet and corporate marketing, which has become the foundations of O'Connor Bowden today.

Whilst Manchester's City Living market remains quite unique when compared with the mainstream market, O'Connor Bowden has now grown into one of Manchester City Centre foremost independent agents. We have a dedicated Lettings Team, stripped of unnecessary administrative duties, so our team can solely focus on letting City Centre apartments. Maximum media exposure, internet and social media advertising ensure 1,000's of quality tenancy enquiries are received each year from professionals and corporate tenants.

Being true to our roots, O'Connor Bowden offers an unrivalled "One-Stop-Shop for the city living market" with a Director-led specialist residential property team in the heart of the City Centre, managing 100's of apartments in some of Manchester's most desirable and iconic buildings. We are one of the largest independent agents in Manchester City Centre renting, selling and managing investment properties for the homeownership, private and corporate investor markets.



Letting Services



City Living Experience

We have been letting property in Manchester City Centre for over 17 years. We fully understand rental values, tenancy terms, the risks and rewards available to Investors, from the seasonal market variations through to the resident status of student, professional and corporate tenants.



Professional & Company Lets

We specifically target tenants who are career-minded professionals, employed in the city centre. Corporate Lets have always been a major part of our business since conception. Our robust relationships with key employers ensure continual demand for corporate lets and executive referrals.



Effective Marketing

Our Social Media advertising presence on Facebook, Instagram and Twitter promotes your property to devoted subscribers waiting for our posts and alerts. Our highly-optimised websites and advertisements on property portals ensure your property is available to the whole of the market.



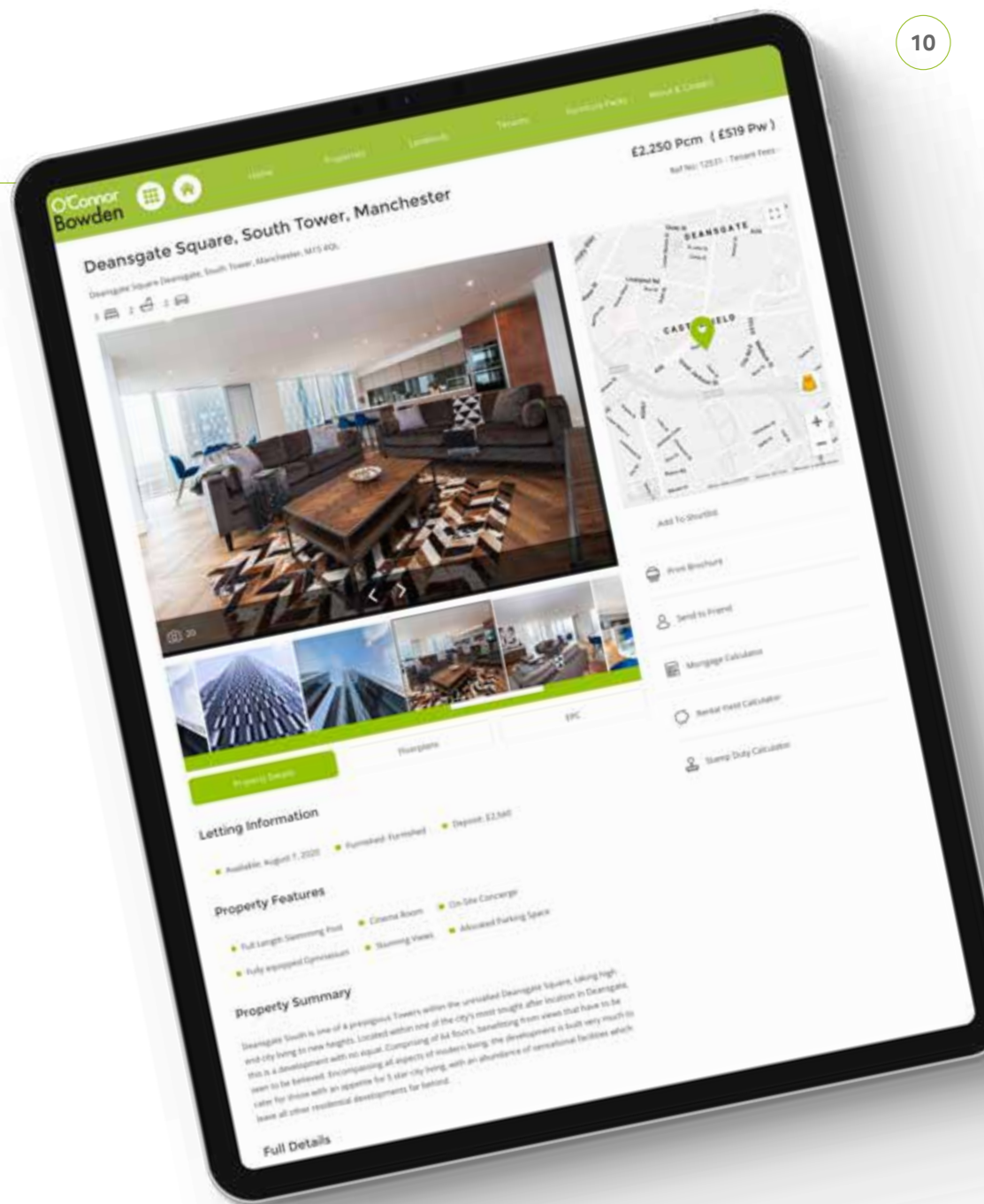
Transparency & Peace of Mind

We aim to offer our clients transparency and peace of mind that their investments are being effectively managed by a renowned and experienced company.



Offering a Range of Services

We thrive on letting substantial volumes of residential apartments where we can offer a range of services to meet our clients' needs. Property can be compared with similar apartments let by us and useful advice provided on rental values, specification, fixtures and repairs.

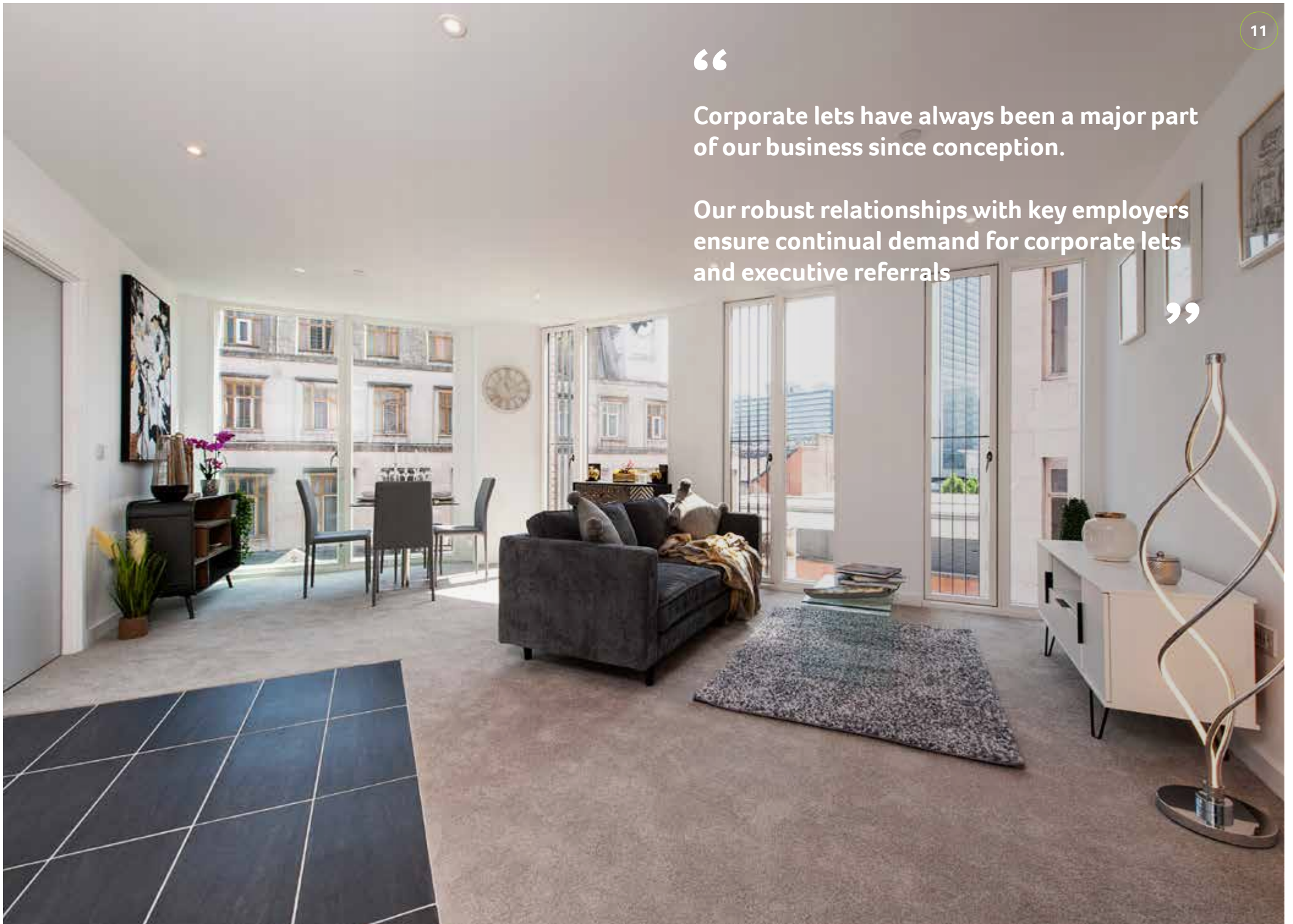


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Corporate lets have always been a major part of our business since conception.

Our robust relationships with key employers ensure continual demand for corporate lets and executive referrals

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Property Management

Our fully managed service includes comprehensive rental and tenancy legal insurance cover included within our management fees. This is the ultimate level of protection that means not only will we manage your property to a high standard, your rental payments are guaranteed, even if the tenants don't pay and fall into arrears.

By choosing our fully managed service you are putting a professional relationship between you and your tenant. Protecting the relationship between all parties and ensuring the relationship stays professional. Our clients benefit from a complete managed package. We work hard to ensure money invested in professional management is money well spent, improving the overall letting experience considerably.

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Fully managed service including rental and tenancy legal insurance protection

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“Comprehensive property management from our highly experienced Director-led team”

Property Management

- Director-lead Team with over 30 Years' combined experience in Manchester city centre
- Centre Valuations and Market Appraisals
- No Underletting or Valuing with O'Connor Bowden
- Competitive Letting and Management Fees
- Marketing Intelligence - helping clients to understand Manchester's city living markets
- High profile internet marketing
- Professional tenants and corporate lets
- Third-party, professional tenant referencing
- Compliant tenancy and inventory documents
- Deposit registration and management – we register exclusively with the Deposit Protection Service
- Let only or comprehensive property management service options
- Scheduling of responsive and planned maintenance works
- Proven rent arrears and void control systems
- Landlord Insurance including Rental Guarantee and Tenancy Legal Protection options
- Furniture supplied and designed specifically for the rental market
- EPC, electrical & compliance management

“

Our market intelligence helps our clients to fully understand Manchester's unique city living markets

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Landlord Income Protection



Proven Track Record

O'Connor Bowden has a proven record for ensuring you receive your rent in a timely manner. We seek only the best possible quality tenant's, with the financial means to support the rent and household living expenses. Our third-party professional tenant referencing process eliminates rogue tenant applications and our robust rent collection system, coupled with a 'zero tolerance' on rent arrears, helps us to pay your rent on time and you to manage your cash flow effectively.



Void Control

Void control is key performance part of any rental property. When a current tenancy is nearing its end, your property is marketed at least six weeks before the tenancy end date. This maximises interest from new tenants and where possible allows us to arrange for a 'back-to-back' re-let.



Rental Control

By means of additional support, through our professional referencing companies, we have the facilities to include or offer rent guarantee insurance, including tenancy legal protection cover, subject to contract terms and conditions.

Estate Agency

O'Connor Bowden's sales team have an in-depth understanding of the local market and this helps us achieve the very best results for our investors. Property is our passion, and nothing comes close to the satisfaction we feel when advising one of our investors that their property is sold.

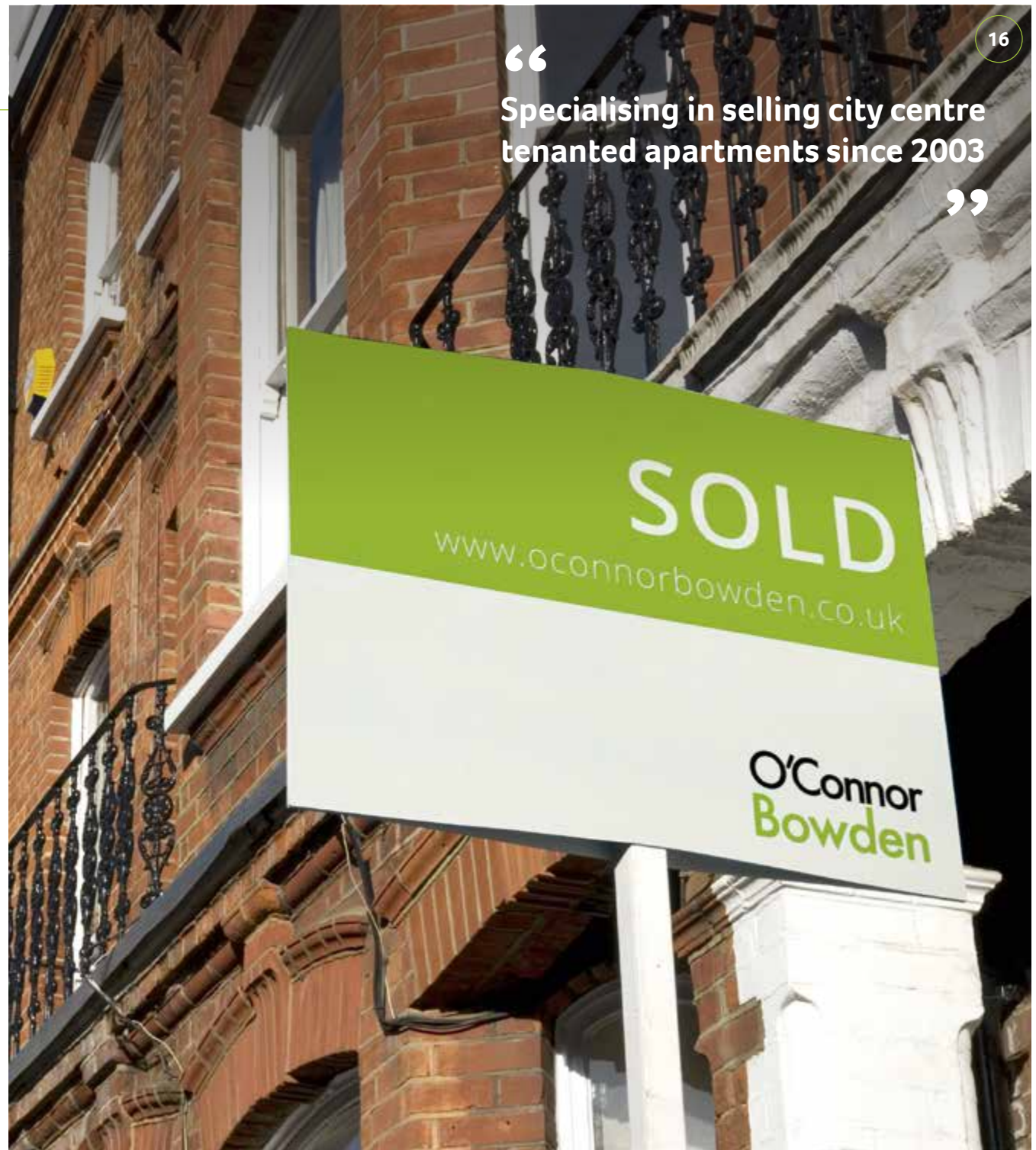
We have sold 1,000's of new build, off-plan and resale properties ranging from studio apartments to luxury Penthouses.

We offer our clients a variety of services including; Valuations, Market Appraisals, and Market Intelligence Reports for both tenanted city centre apartments and apartments with vacant possession.

O'Connor Bowden really understands the city centre market and moreover the city living scene in Manchester. With many purchasers residing outside the area, our systems and services are designed to accommodate video streaming, virtual tours, zoom and Skype viewings. Furthermore, we provide telephone access to our agents, day and night.

Our aim is to achieve the very best sale price ensuring first-class service and professional guidance every step of the way.

- Valuations & Appraisals
- Specialists in tenanted Property Investment Sales
- Selling apartments since 2003
- We live, work and breath Manchester's City Living Scene
- Spacious City Centre Showroom Offices
- Highly Optimized Website
- Social Media, Portal and Internet Advertising
- High-Resolution Photography & Video Productions
- Accompanied Property Viewings
- Video & Skype Viewings
- Access to an Estate Agent – day and night



“

Visit our sizable furnishing showroom,
within our city centre offices and view
the latest furniture packs and designs

”



Landlord Furnishing

The majority of the properties, especially for the professional and corporate markets, are required to be furnished.

So we can secure and maintain the very best quality tenants and achieve the highest possible rents, we have secured furniture items and tailor-made furniture packs from a number of reputable suppliers, for our clients to choose from.

Furniture Packs for new developments are designed to the latest style, quality and durability. Furniture items will be fully detailed on your property. Written and photographic inventories with manufacturer and life-cycle information being available.

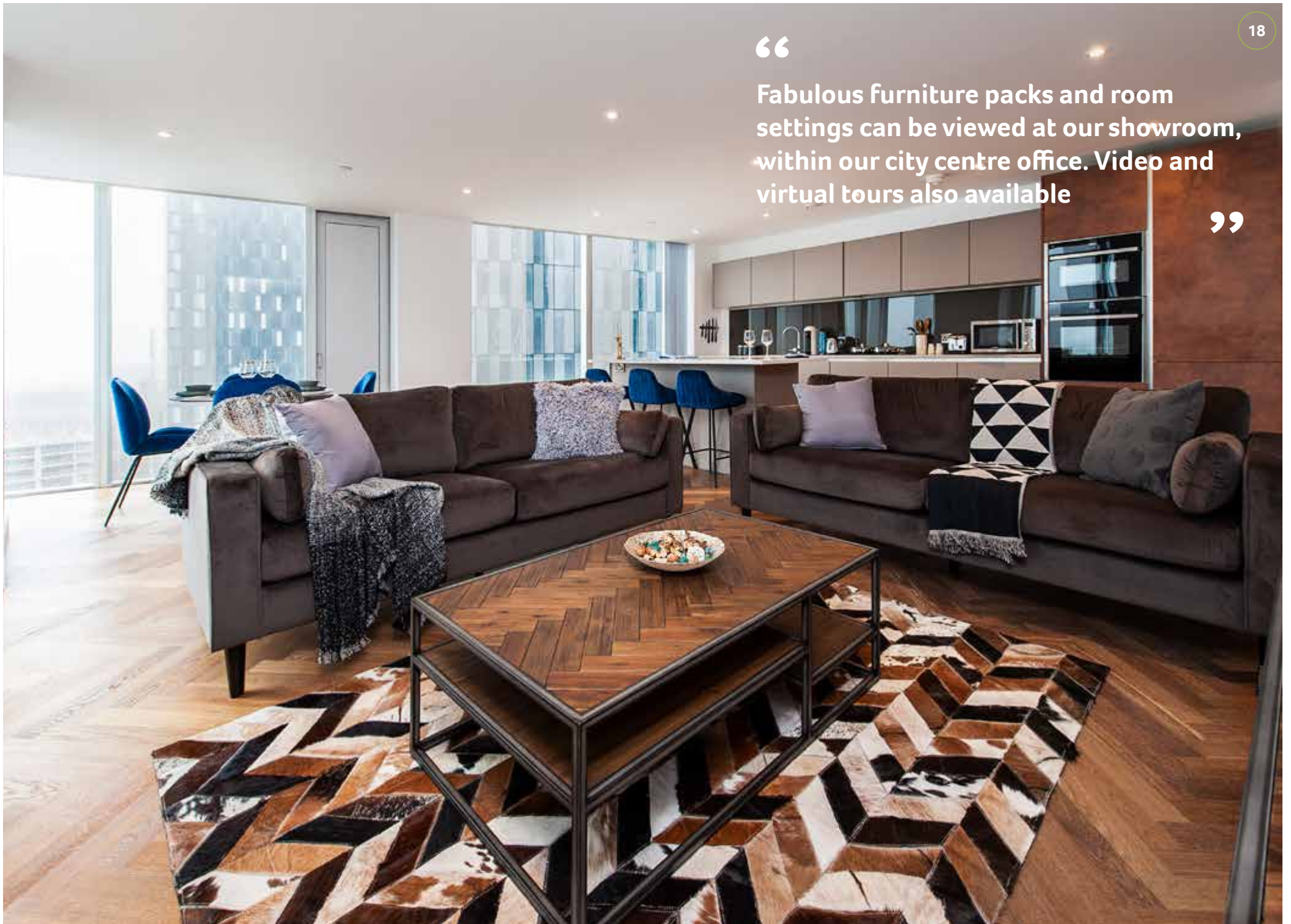
All prices quoted to our clients will include VAT, delivery, installation and responsible waste disposal.

We have a sizable furnishing showroom for you to visit at our City Centre office, where we display and showcase the furnishing packs for our latest schemes and developments.

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Fabulous furniture packs and room settings can be viewed at our showroom, within our city centre office. Video and virtual tours also available

”



Investment Property Services

O'Connor Bowden Investment Property services departments is headed by Directors Alison O'Connor and Stephen Bowden and we offer investment property and support services throughout the Northwest to individual and corporate investor clients.

Our services include; Off-plan investment sales, distressed property sales and asset management, property and development sourcing, management of refurbishment projects.

In addition to selling and sourcing property O'Connor Bowden provide a range of professional and strategic support services to help landlords and institutions make decisions informed decisions on acquisitions and disposal opportunities. Our services include; Asset Management, Valuation, Feasibility Studies, Investment Property Business Plans, Market Appraisals and Market Intelligence Reports.

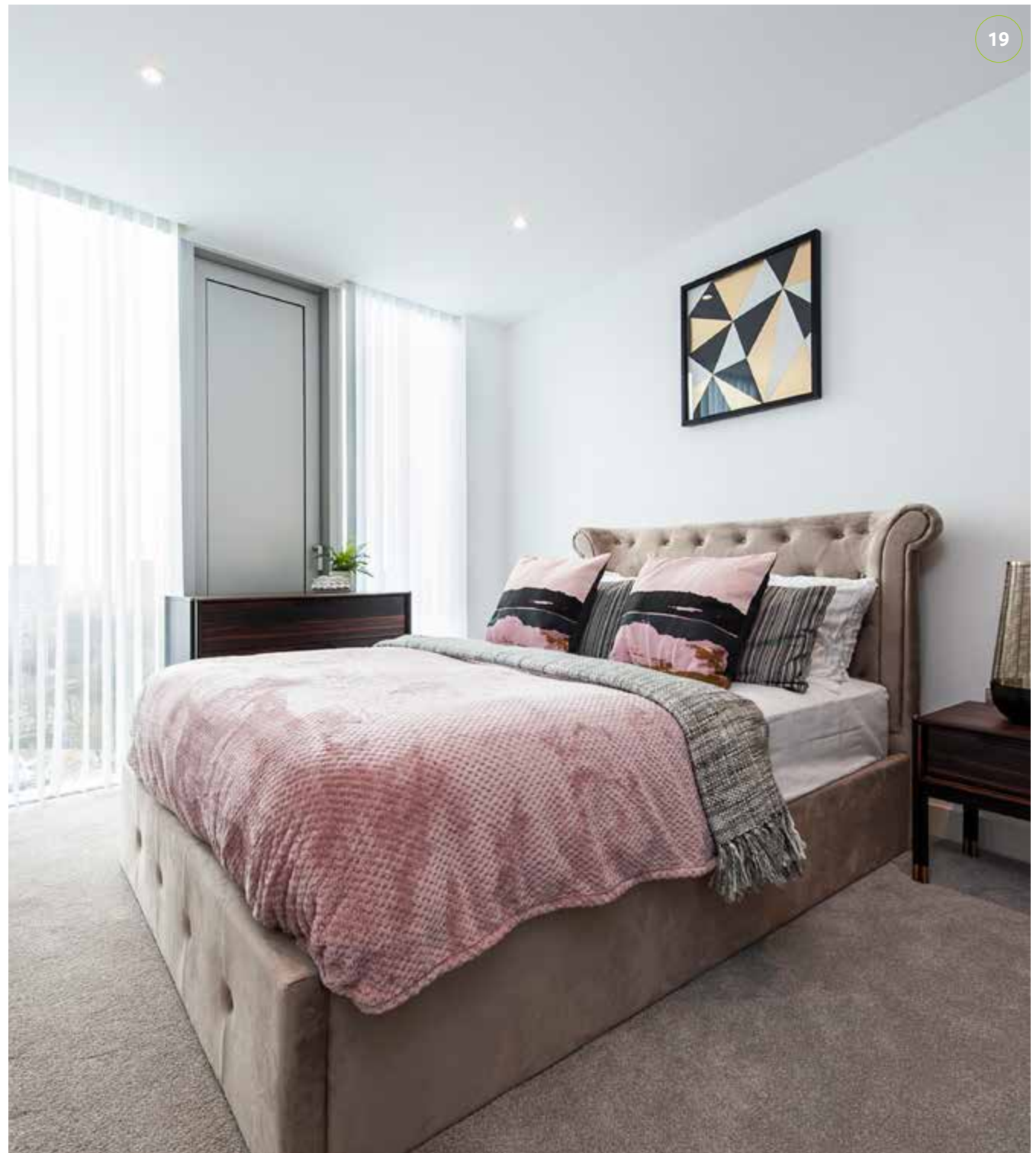
Furnishings

The overwhelming majority of apartments offered to let in Manchester city centre are furnished. Many city apartments and suburban houses provided for Corporate Let are fully furnished with most conceivable household items. Since the outset, O'Connor Bowden has been instrumental in arranging a full range of furniture packs for new property. As times progresses, many properties require individual items replacing and upgrading.

Our Furnishings department can assist with the replacement of one item to the furnishing of an entire property.

What We Offer

- Estate Agency services
- Property Sales
- Letting Services
- Professional Property Management
- Corporate Lets
- Accommodation Management
- Building Management
- Investment Property Services
- Investment Property & Portfolio Advice & Support Services
- Off Plan Property Investment Sales
- Furniture & Furnishing Packages





Property Inventories

A Statement of Condition and Inventory is prepared by O'Connor Bowden for each tenancy in both written and photographic format. The property inventories are signed by the tenant(s) as a record of the properties condition and contents at the start of a tenancy. Exacting detail of a property inventory reduced the risks of repairs dispute at the end of the tenancy period.

Deposit Registration & Management

In accordance with the terms and conditions of the Housing Act 2004, on behalf our landlords, O Connor Bowden registers all tenancy deposits within 10 days of receipt with the Deposit Protection Service (DPS). The deposit is held by the Deposit Protection Service and only released by them when a satisfactory agreement or arbitration is concluded.

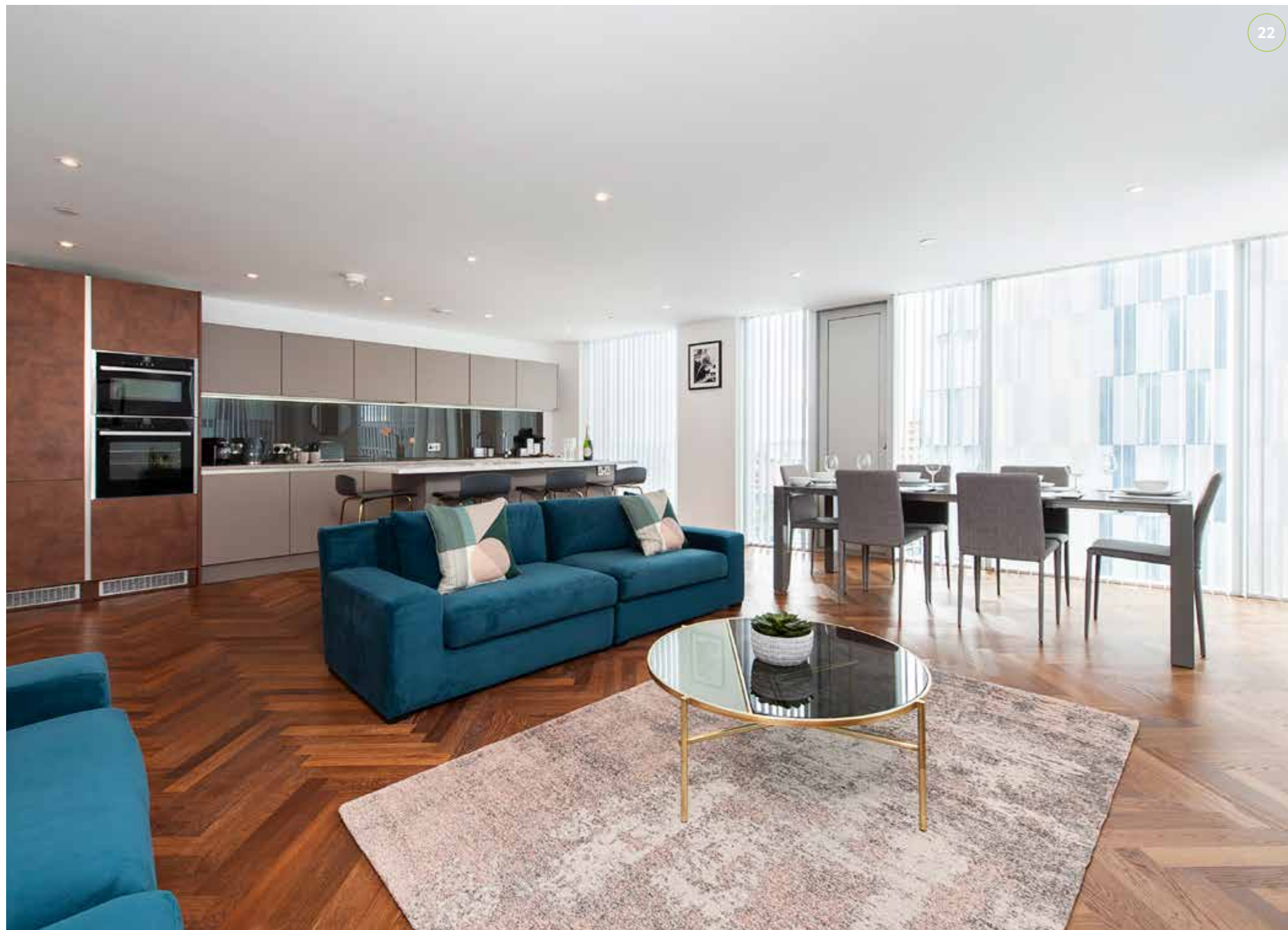
24-hour Emergency Response

To help protect your asset and to provide a quality support service to your tenants, we provide a 24-hour emergency response to all managed property in the event of a serious failure such as water leaks, loss of heating and power.

Tenant Management

For managed properties, O'Connor Bowden will manage the tenant 'moving in' process and provide a home demonstration to explain the services and equipment provided and how they work. We arrange for the transfer of utility accounts to your tenants. Each month we manage the payment and reconciliation of rent, co-ordinate and manage repairs, periodically visit and inspect the property, enforce any tenancy breaches and resolve any contraventions such as neighbourhood nuisance issues and disputes. At the end of the tenancy we arrange and conduct property inspections, manage deposit returns and reclaims and, where applicable, manage any deposit or financial claim disputes that may arise following a tenancy end.

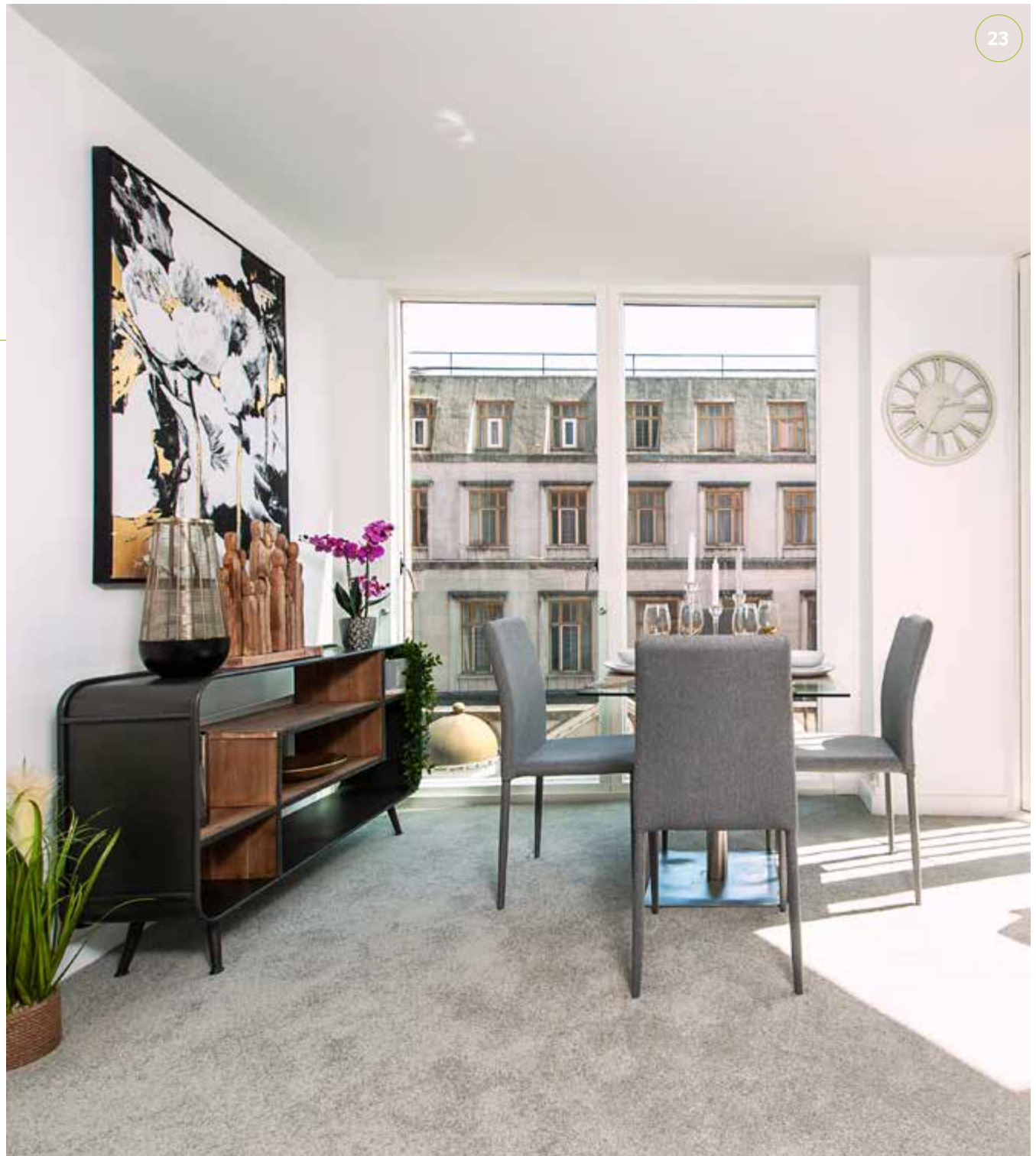





Managed Service Or Let Only

It is estimated 40% of UK residential Landlords self-manage their properties. Amateur landlords may be at risk of not complying with latest legislation, unable to attract and source quality tenants, unable to offer the property management support services often demanded by tenants and have time and skill difficulties when dealing with enforcement matters. The most common reason given by Landlords for not instructing a property management agent to is concern over cost efficiency. This can often be a misguided fallacy.

If your property is correctly marketed to attract the best possible tenant and is professionally managed with a strategy to keep void periods and repairs to a minimum, your property management service will pay for itself. Whilst we pride ourselves on providing a comprehensive and value for money property management service, we do recognise some landlords may prefer only a let only service. We are happy to consider a letting service that may be tailored to suit your needs.



BASED ON THE
LEGENDARY TALES
ON THE
SIXTH DAY
—GEOFFREY
JEFFREY



...AND
ON
THE SIXTH
DAY, GOD
CREATED
MANCHESTER.

A photograph of three people (two men and one woman) sitting around a table in a meeting. The man on the left is wearing a white shirt and tie, and glasses. The man in the middle is wearing a grey sweater. The woman on the right is wearing a white shirt. They are all smiling and looking at a laptop screen. The image has a green overlay.

Frequently Asked Questions By Landlords

Is Your Property Compliant?



Are you breaking the law?

Managing a property is fraught with legislation Landlords must comply with. Below we list some of the compliance-related services O'Connor Bowden provide to our clients.

Energy Performance Certificates (EPC's)

We can arrange Energy Performance Certificates to be provided by registered EPC surveyors.

An Energy Performance Certificate is often referred to as an EPC. An EPC is required when a property is built, marketed for sale or to let. The EPC contains information about a property's energy use and typical energy costs and recommendations about how to reduce energy use and save money at a property. An EPC gives a property an energy efficiency rating from A (most efficient) to G (least efficient) and it is valid for 10 years. All EPC's are issued by approved energy efficiency surveyors and inspectors. An EPC must be available for potential buyers and tenants to read before a property can be advertised or marketed for sale or to let.

Electrical Safety

We can arrange for electrical safety inspections to be completed by qualified electricians. Can you answer the following question? "What steps did you take to ensure the electrical wiring in your investment property was safe for your tenant?" A Landlord must make sure the electrical system at a property is safe (e.g.; sockets and light fittings). All appliances supplied at a property by a Landlord must also be safe (e.g.; cookers, kettles etc).



Gas Safety

We manage Landlord Gas Safety Inspections on behalf of our clients. It is mandatory for all Gas Appliances in a rented property to be serviced and checked annually.

- All gas equipment supplied must be safely installed and maintained by a Gas Safe registered engineer.
- A registered Gas Safe engineer must carry out a gas safety on each appliance and flue annually.
- A tenant must be provided with a copy of the gas safety check record before they move in or within 28 days of an inspection.



Deposit Registration & Management

We register and protect tenancy deposits for our Landlords. Private landlords and letting agents taking deposits for assured short-hold tenancies (ASTs) in England and Wales are required to safeguard them with a government-authorised tenancy deposit protection scheme.

O'Connor Bowden registers all tenancy deposits within 10 days of receipt with the Deposit Protection Service (DPS) custodial scheme. The deposit is held by the DPS and only released by the DPS when a satisfactory agreement or arbitration is concluded.



The Rental Process

1

Before Renting

- Get property in excellent, clean condition
- Arrange Energy Performance Certificate
- Find Tenant
- Check references
- Take deposit
- Protect your tenant's deposit within 14 days of receiving it
- Pass your tenant proof of deposit protection within 14 days
- Take 1st month's rent

2

Tenant Move In

- Take inventory
- Sign tenancy agreement
- Hand over keys

3

During Tenancy

- Manage property maintenance
- Collect rent
- Be available for tenant when necessary
- Periodic visit to property

4

End of Tenancy

- Checkout/agree inventory with tenant
- Review repairs/cleaning beyond 'fair wear and tear'
- Check outstanding council tax and utility bills
- Collect keys
- Return deposit minus deductions if required

5

Handling Deposit Disputes

- Speak to tenant to try and resolve issue between yourselves
- If unable to resolve, advise tenant to raise a dispute
- Alternatively, take dispute through court system
- Dispute resolution based on evidence the higher the quality the better

N.B. The tenant has three months to raise a dispute from the date of vacating the property. Periodic visit to property

Managing Your Investment



Am I entitled to let my property?

If you have a mortgage and do not own the property's freehold, you need to contact your mortgage provider and/or the freeholder to check any changes or conditions they may impose before proceeding.



How much rent will I get?

O'Connor Bowden will have a member of their experienced Sales & Lettings team carry out a free valuation. This will be a realistic and achievable rental value based on our local knowledge and expertise of the current market. We will discuss our valuation with you in detail and take final instruction from you before marketing.



How are tenants found?

O'Connor Bowden will advertise your property on the top online platforms including Rightmove, Zoopla and Prime Location. We will arrange and carry out viewing appointments until a prospective tenant who meets requirements is found. We will then complete referencing, right to rent checks and all paperwork ensuring your property is in safe hands.



Do I need to furnish the property?

Furnishing the property won't impact the rental income greatly, however they are let much quicker. This will reduce the chance of any vacant periods ensuring you are consistently receiving your rental income.



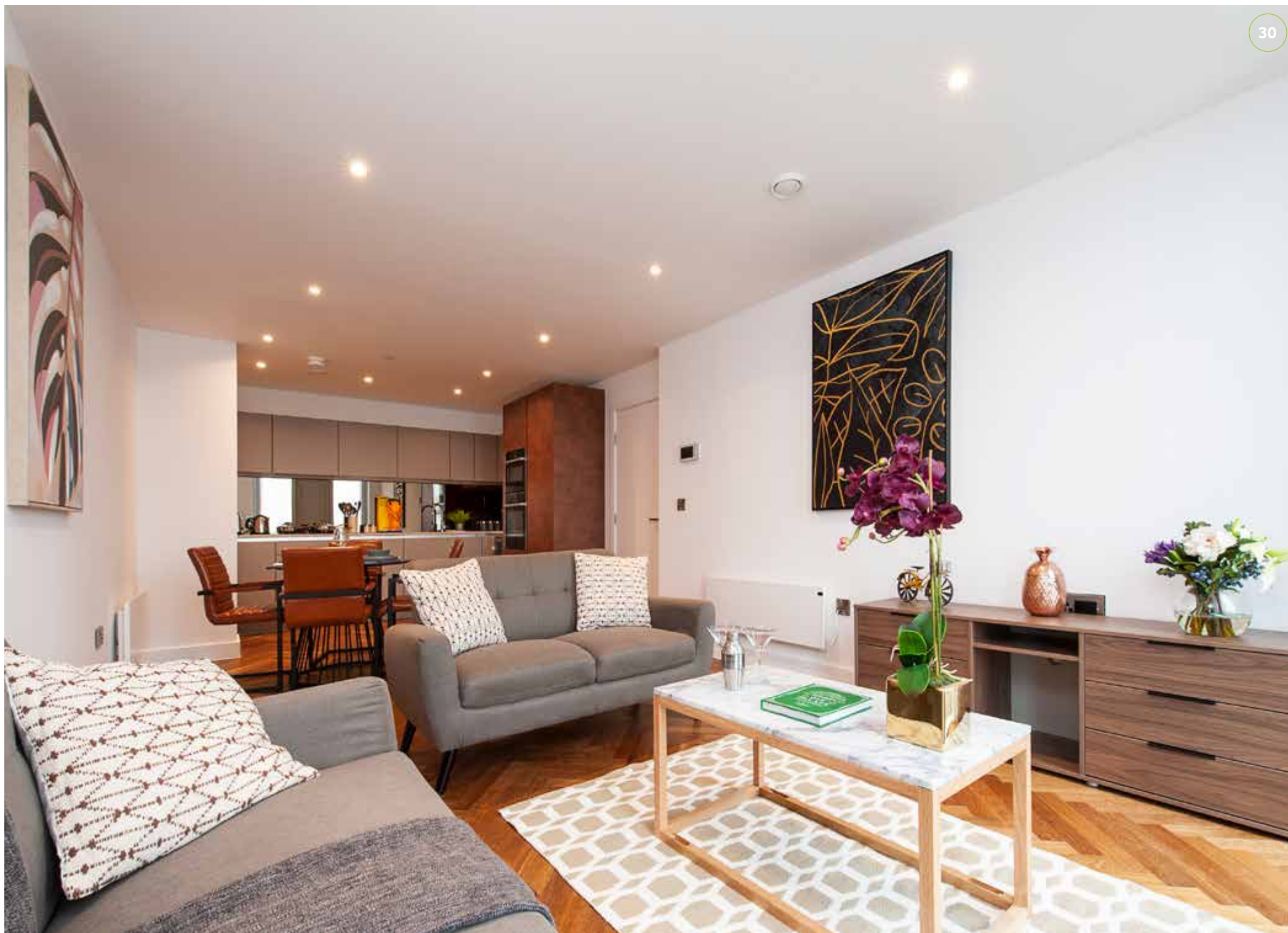
Can I vet or veto a tenant?

Yes, a landlord is completely free to interview prospective tenants and reject their application for a valid reason. You cannot discriminate against tenants based on race, gender, disability, sexuality or religion. We will take full detailed references from their employer and previous landlord via our referencing company.



What are my legal obligations?

O'Connor Bowden will complete essential paperwork including Tenancy Agreement, Tenancy Deposit Protection and an Energy Performance Certificate. Regulations consist of an annual Gas Safety Report an Energy Performance Certificate and ensure the property meet current electrical safety standards.



Landlord Responsibilities



What happens to the tenant's deposit?

O'Connor Bowden will take a deposit, by law this must be protected by the Tenancy Deposit Protection Scheme (DPS). The Housing Act 2004 states that there are heavy penalties for landlords who do not protect deposits within 14 days of receiving it. This can include a fine of up to three times the deposit amount and the inability to serve a section 21 notice prior to protection.



What happens after the tenant moves in?

Let Only Service – If you choose our Let Only option, we will market your property, find desirable tenants ; complete the required paper work and collect the first month's rent and deposit. The deposit will be registered with the DPS and the rent minus our fees will be forwarded over to you. All documents and proofs will be forwarded to you once all paperwork is complete, the tenant will then pay the rent directly to you for the remainder of the tenancy.

Full Management Service – If you choose our Fully managed option, you will not only receive our full Let Only Service, we will also continue to manage the property for the duration of the tenancy. This includes dealing with all tenants issues and organise any maintenance repairs whilst keeping you informed at every stage.

Tenancy renewal and quarterly inspections are included in the service at no extra cost. When the tenancy ends we will inspect the property and resolve any deposit issues that may arise.



Do I have access to my property while it is let?

Yes, with prior agreement from the tenant, O'Connor Bowden can hold on to a set of management keys and can arrange access. Although you cannot just turn up and let yourself in – it is now their home.



What if I want my property back earlier?

Unless the tenant has broken the terms of the rental agreement, you cannot terminate the tenancy agreement early without the tenant's consent. Similarly, if the tenant wants to terminate early, it can only be done if you agree. You could include a reasonable break clause in your AST agreement to cover this situation.



What happens at the end of the Tenancy?

O'Connor Bowden will check your property against the original inventory taken upon move in. We will take note of any repairs that may be required beyond fair wear and tear and ensure all bills are fully paid and up to date. We will then organise the return of the deposit, minus any outstanding costs or rent arrears.

Should there be a dispute over the deposit, the DPS will provide free dispute resolution, that O'Connor Bowden will manage on your behalf as part of the Fully Managed Service option. We also offer a check out service option on the Let Only Service. Alternatively, you can seek independent legal help.



What Is The Cost?

Schedule Of Charges

Full Management Service includes
Rental & Legal Guarantee Insurance

£395 plus VAT & 12% management

(includes marketing, advertising, referencing, right to rents checks, Tenancy Agreement, move-in documentation, inventory and 2 inspections per tenancy term).

Full Management Service

£395 plus VAT & 9% management

Let Only

£750 plus VAT

Complete Furniture Packs

Starting from £1995 plus VAT

Energy Performance Certificate

£95 plus VAT

Gas Safety Report

£95 plus VAT

(Covers 2 appliances, additional appliances £5 plus VAT per item)

Electrical Safety Test/PAC

£85 plus VAT

Electrical Safety Certificate

£95 plus VAT



What Does The Service Include?

Service	Let Only	Full Mgt
Market Appraisal	✓	✓
Commission of EPC (if required)	✓	✓
Marketing of Property	✓	✓
Professional Photos/ description	✓	✓
Accompanied Viewings	✓	✓
Negotiation of lease	✓	✓
Referencing tenants	✓	✓
Preparation of Inventory	✓	✓
Collection of Deposit	✓	✓
Registering utilities and council tax	✓	✓
Deposit Registration	✓	✓
Rent Collection	First month only	✓
Property Management	N/A	✓
Tenancy Renewal	£250 plus VAT	✓
Annual Gas Safety Certificates arranged	N/A	✓
Annual and Monthly Statements	N/A	✓
Mid-tenancy Inspections	N/A	✓
Serving Notice to quit	N/A	✓
Check Out	£95 plus VAT	✓
Deposit Resolution	N/A	✓



Our Family Tree

**O'Connor
Bowden**
Greater Manchester
& Cheshire

**O'Connor
Bowden**
Manchester
City Centre

**O'Connor
Bowden**
PRS & BTR
Management

**O'Connor
Bowden**
Property Group

**O'Connor
Bowden**
Development
& Investment

**O'Connor
Bowden**
Building
Management

O'Connor
Bowden

Manchester City Centre

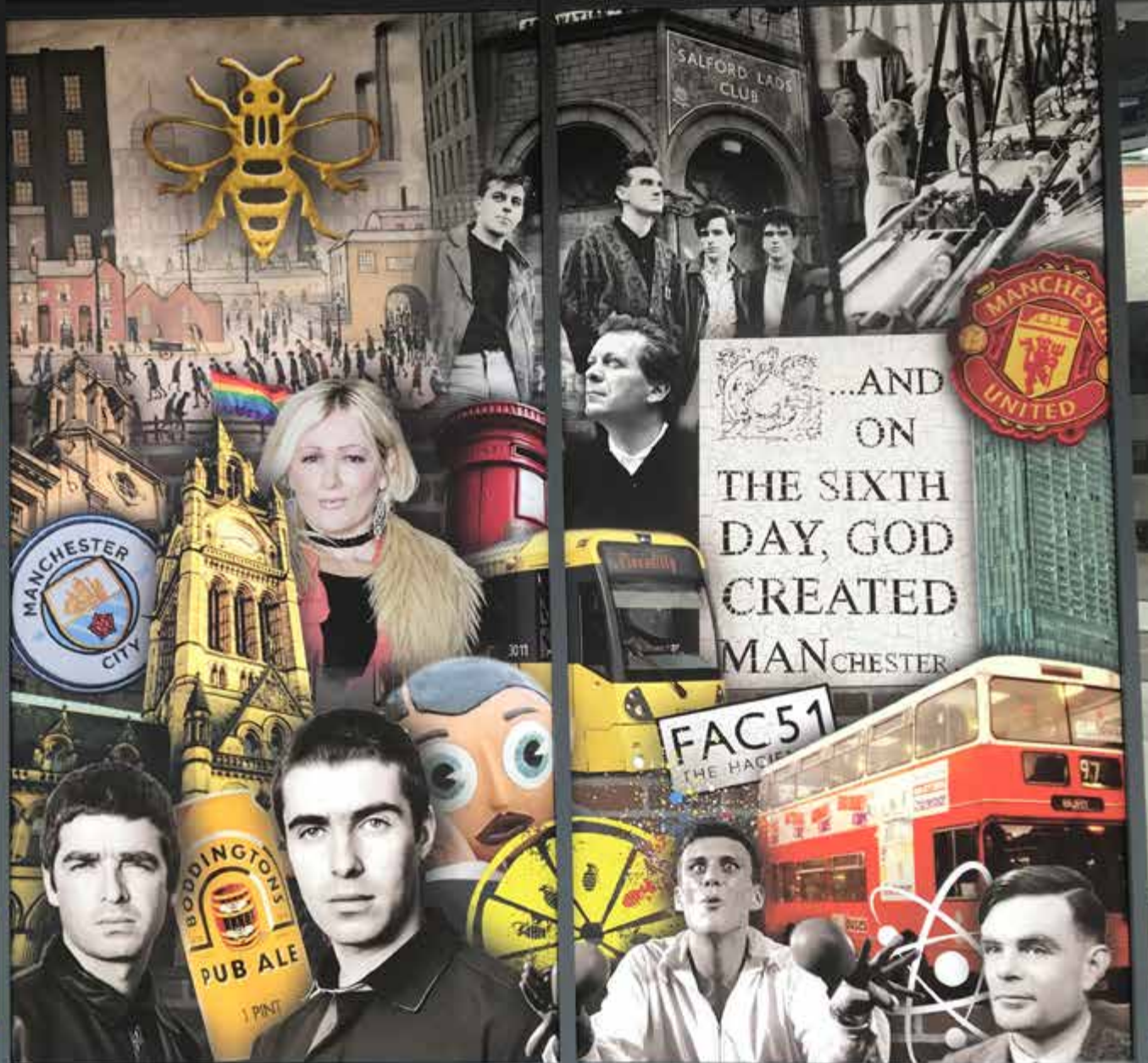
Property Management

Lettings

Sales

Investment Advice

Building Management



O'Connor Bowden Manchester is a privately-owned company providing Residential Services in Lettings, Property Management, Sales, Development, Investment, Building Management & PRS Portfolio Management in Manchester City Centre and Cheshire.

Directors



Alison O'Connor

"We are local people with years of experience and national connections. O'Connor Bowden is a highly successful property brand with all directors actively involved in the day to day business, actively promoting our culture of integrity, professionalism and hard work with the highest levels of service"



Stephen Bowden

"Since 2003, our focus has been on people, their homes and their property. Our role is quite simple: We assist people with or in need of property, from finding a new home to live, to selling a development or investing in a property for the future"



Tracey Bowden

"Chosen for our service; famous for our results, O'Connor Bowden constantly reviews practices for an ever changing market place."



This is
Manchester
We do
things
differently
here. . .

A photograph of a shop window with a honeycomb pattern. A large bee is in the center, surrounded by the text "LOVE MANCHESTER" at the top and "#wearemanchester" at the bottom. The window reflects the street outside, showing buildings and a car. Inside the shop, shelves with various items are visible through the glass.



AND
ON
THE SIXTH
DAY, GOD
CREATED
MANCHESTER.

O'Connor
Bowden
Manchester City Centre

A photograph of a glass double door with a grey frame. A vertical sign on the left pane reads 'PUSH' in green letters. A silver handle is visible on the right pane. The door reflects a white car and a brick building.

epic
beginning
Buckley Bulldozer
tootball
team for
all
town
manche
not
vinto
tr afford
encloses library
architecture



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