



why  
choose

***Hemel Hempstead's best located Estate Agent***





# Tailor-made solutions for landlords

## Clements is one of Hemel Hempstead's most respected firms of Estate Agents.

Our lettings team has valuable experience in all sectors of the private rental market, from flats, apartments and family homes, both rural and in the town centre.

We offer tailor-made solutions to make the letting and management of residential and commercial property as easy as possible. Our experienced team specialises in providing a professional and personal service, offering information, help and advice to meet the needs of all landlords.

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 matter.

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

## Why Choose Clements to Let Your Property?

- ✓ Highly skilled team of professionals with in-depth local market knowledge
- ✓ Membership of the Residential Landlords Association
- ✓ Proven track record of success in the residential lettings sector
- ✓ Specialist advice in the letting of all types of property
- ✓ All prospective tenants are independently and thoroughly referenced for your added peace of mind
- ✓ Members of the 'Move With Us' network with over 1200 estate agency branches nationally including branches throughout London
- ✓ Quality colour printed sales particulars with bespoke options and floor plans
- ✓ Comprehensive database of applicants matching quality tenants to properties
- ✓ Targeted national, regional and local advertising campaigns
- ✓ Up-to-date knowledge of the legislation
- ✓ Property Management Team providing a reliable workforce to deal with problems



## 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 oriented business and excellent communication is essential for a successful move. In recognising this, the directors at Clements have undeniably developed a team of the most experienced property professionals in Hemel Hempstead; committed to providing an exceptional service with a personal touch.

Our Directors have in excess of 25 years' experience in the local property market providing you with unrivalled valuation and marketing expertise. When you add the latest technology – our innovative website, floorplans on every set of details, high quality advertising in local and national papers plus coverage on [www.rightmove.co.uk](http://www.rightmove.co.uk) – it's a winning recipe.

Our aim is simple; to provide the best possible service, assist you from start to finish and communicate regularly throughout the whole process – whatever the property matter – you simply can't get a better agent to sell your house or flat.

## Why Choose Clements to Sell Your Home?

- ✓ Highly skilled team of property professionals with in-depth local market knowledge
- ✓ Extremely Competitive Fees – We will not knowingly be beaten!
- ✓ Independent Estate Agent – It's our business so we care
- ✓ Honest, transparent advice and support throughout the whole moving process
- ✓ Proven track record of selling success with the aim of achieving the highest sale price for your property
- ✓ No lengthy contract, meaning you are in control
- ✓ Specialist in selling all types of property from the modest apartment to the Country House
- ✓ Extensive internet coverage through our cutting edge website [www.clementsataeagents.co.uk](http://www.clementsataeagents.co.uk) and [www.rightmove.co.uk](http://www.rightmove.co.uk)
- ✓ Free, no obligation market appraisals, 7 days a week
- ✓ High quality property particulars with many bespoke options and floorplans
- ✓ Comprehensive database of applicants matching quality buyers to properties
- ✓ Targeted national, regional and local advertising campaigns
- ✓ Members of The Property Ombudsman for your total peace of mind





to find out more and to view all  
our available properties please visit  
[www.clementsestateagents.co.uk](http://www.clementsestateagents.co.uk)

# A unique service... from Hemel Hempstead's Best Located Estate Agency

**Clements' refreshing approach to estate agency has resulted in a great deal of success for both Clements and our clients. There are very good reasons for that success of course and here are just some.**

## Free Market Appraisal

If you are thinking of selling or renting, feel free to contact us 7 days a week for a free no obligation market valuation – With an intimate knowledge of property prices in the areas we cover, we have consistently achieved the best deal for our clients.

## Feedback & Contact

As a customer focused firm our number one priority is to keep you constantly updated on the marketing progress of your home and as such we endeavour to give you feedback and updates after every viewing.

## Magnet For Buyers

Clements has become one of Hemel Hempstead's most recognisable independent brands, attracting hundreds of buyers and tenants every month.

## Professional Photography

First impressions count and the first thing potential buyers see before they even pass the front door is the photographs of your property. We spend time and use professional cameras and skilled photography to capture the best pictures.

## Impressive Full Colour Brochures

We produce high quality sales brochures using the latest technology in order to ensure that your property stands out from the crowd.

## Local Advertising

We are committed to promoting your property locally through numerous media outlets.

## Innovative Property Website

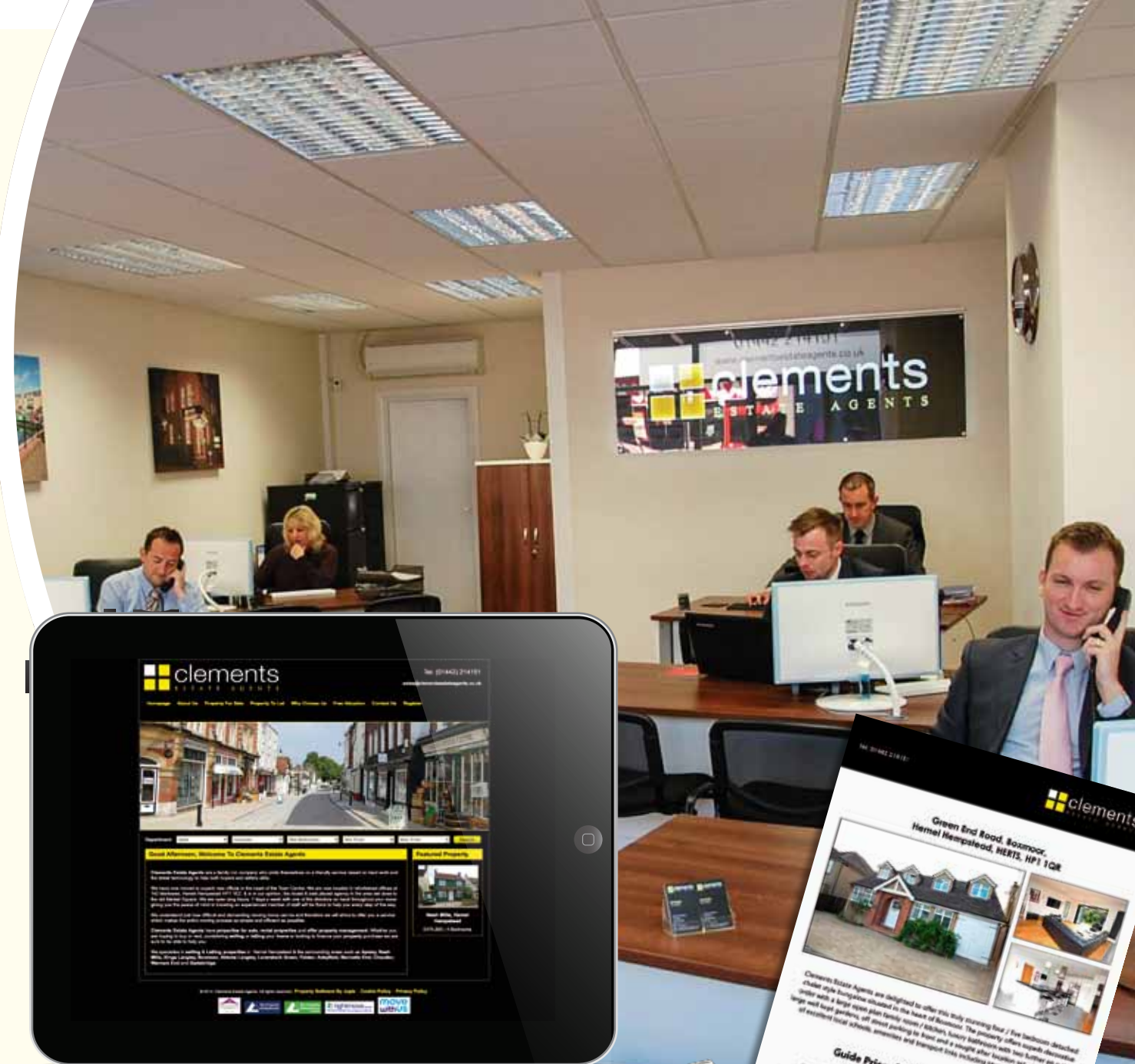
Every property regardless of price, features numerous colour photographs, slide shows, local information, Google Street View and full Colour Brochure.

## Online Marketing

Over 85% of people begin their search for a property online using the top UK property portals such as Rightmove. Your property will be prominently listed with full internal and external photography, mapping, floor plans and downloadable brochures.

## Floor Plans

These are an essential tool and are available 'free' on every single property.



## Prominent Office Locations

Our newly refurbished branch is in the heart of the town centre and is arguably Hemel Hempstead's best located estate agency, ensuring maximum exposure to buyers and tenants.

## 7 Day Accompanied Viewing Service

The choice is yours as this service is available on every property, vacant or occupied.

## Sales Progression

Once we have agreed a sale on your property, our service doesn't stop there. We will regularly progress your sale and keep you informed of every event as it happens. This will eliminate any potential problems that may arise throughout the transaction. Our job is not done until we hand over the keys on completion.

## Our People

Clements people are highly skilled and experienced and are our greatest asset. Our on-going in-house training for the entire team ensures that they are equipped with all the skills necessary to sell your property efficiently and quickly.





"You were always a pleasure to deal with & acted with courtesy & professionalism. I would certainly recommend Clements to my friends and family. Thanks again!"

MS M.

"Amazing service by the Clements team! Thank you so much for getting me on the market with such short notice and to have 3 such strong offers within 1 week is brilliant! Thanks all"

MS D

"Thank you all so very much for your wonderful professionalism in selling our home. You tried your best to make moving as easy as possible & I would be more than happy to recommend you to anyone wishing to sell/buy!"

MR & MRS Q

"Always understanding and guided me though with as much "hand holding" as needed. I would be more than happy to recommend you to friends and family! Thank you so much!"

MRS. F

"Thanks for selling our house for us so quickly & getting such a good price. You were a pleasure to work with!"

MR & MRS L.

"Great service, very fast turn around and staff were friendly! Highly recommend"

MR C.

## Our clients are our best advertisement

**Putting customers first is what we do best – but don't take our word for it: read what our customers say.**

All our staff undergo professional training courses and we regularly reward evidence of 'excellent' customer service. We ask every single one of our customers to provide feedback and rate our service performance.

"I gave Clements the instruction to sell my flat... sold within a day. That's after another agent tried for nearly 3 months. Delighted... Lovely people... Great Service"

MR W



## Have you seen the signs?

With unrivalled success in Hemel Hempstead and surrounds we have sold and let an amazing amount of property in recent months and have buyers and tenants looking in your area.

Our reputation as one of the area's leading agents is growing due to three things: Unrivalled marketing, professional & experienced staff and superb local knowledge.

**If you are considering letting or selling and would like a free no obligation valuation call our team today on 01442 214151**



**clements**  
ESTATE AGENTS



**SOLD**

**RESIDENTIAL SALES**

**LET**

**RESIDENTIAL LETTINGS**

**£**

**MORTGAGE SERVICES**



**LAND & NEW HOMES**



**CONVEYANCING**

*Whatever your  
property needs  
Clements has it all  
under one roof!*

142 Marlowes, Hemel Hempstead, Hertfordshire HP1 1EZ

[www.clementsestateagents.co.uk](http://www.clementsestateagents.co.uk)

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