



DON'T CRAMP YOUR STYLE

# Dunpark

*Let... Live*

## DON'T CRAMP YOUR STYLE

This compact 1 bedroom central property was transformed by ridding the flat of the previous owner's personal taste and replacing it with minimalist and stylish furnishings to maximise the available space.

A capital injection at purchase has ensured that this landlord reaps the benefits of increased rent, high quality tenants and the shortest possible void periods.

- ⌚ Purchased in September 2007
- ⌚ Rental valuation at purchase: £450 pcm
- ⌚ Renovation: Safety upgrading, decoration, furnishing & equipping, carpeting and vinyls, regrouting bath.
- ⌚ Timing: 6 weeks
- ⌚ Redevelopment cost: £6000 (ex. Fees)
- ⌚ Rental valuation after renovation: £550 pcm
- ⌚ Let within 4 days
- ⌚ 22% increase in rent.

BEFORE



AFTER

