



**SPECIALISTS IN HMO'S,
PROVIDING PREMIER
ACCOMMODATION FOR
PROFESSIONAL TENANTS**

WWW.GATWICKBEDSITS.CO.UK

GATWICK BEDSITS

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We use local letting
agents to source our
residents, we are 99%
fully let year on year.

SOURCE: GATWICK BEDSITS, 2019



All Gatwick Bedsits properties are kept immaculate inside & outside.

WHY HAVE CONFIDENCE IN GATWICK BEDSITS

All Gatwick Bedsits ergonomical properties undergo a complete refurbishment, are located close to public transport and within easy walking distance to local shops. With nearly 20 years experience designing & running HMO's, all floors have their own thermostats, CCTV throughout, internet/WiFi which is all controlled remotely, making our bedsits the best in the business.

We provide quality accommodation & a small amount of regular employment. Each new property acquired by Gatwick Bedsits is fully refurbished. This allows minimum problems going forward or inconvenience to a resident. Our energy rating always receives the highest possible grading, all utility bills are included in our rent. This allows us to negotiate the greenest option at the lowest price.

1 TARGET AUDIENCE

Gatwick Bedsits focus mainly for single occupants but some buildings do offer units for couples. We do not accept children or animals due to the nature of our business, which is aimed for the single working adult.

2 SAFE & SECURE

CCTV is used outside the properties and throughout the communal areas, creating a secure and safe environment. Staff are available via telephone 24/7 in case of an emergency. Otherwise, communication can be made Monday to Friday between 8am & 6pm.

3 LATEST TECHNOLOGY

All rooms have video door entry, dimmable LED down lights, USB, satellite, and digital TV points. The entire building has fully accessible super-fast WiFi, as well as ethernet points within each room.

4 RE-GENTRIFICATION

Gatwick Bedsits only purchase vacant buildings that have ceased trading. Transforming eyesores into something the local community appreciates. A business has never been closed down nor has anyone been made redundant as a result of our bedsits.



A typical room, with double size bed, wardrobe, blinds and kitchenette.

PROPERTIES REFURBISHED



BEDS

All the beds are built within the room design, making them a permanent fixture to coincide with the HMO licence.



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Being a very busy letting agent in Esher, constantly assisting many families relocating to the Esher area, mainly for the schools, excellent communication and vibrant High Street. Due to the many diverse local employment opportunities in and around the area, demand is constantly increasing from younger people who also wish to live in the area however, due to such a shortage of entry level properties, it often a struggle to find a property to meet their budget. The bedsits at Church Street are a perfect example of exactly what is required to meet the demand as they are; well presented, well equipped, safe and have superb shared facilities and free utilities including broadband, altogether make these bedsits highly desirable for the younger, transient type tenant.

SOURCE: CHK MOUNTFORD ESHER, 2019



PROPERTIES IN USE



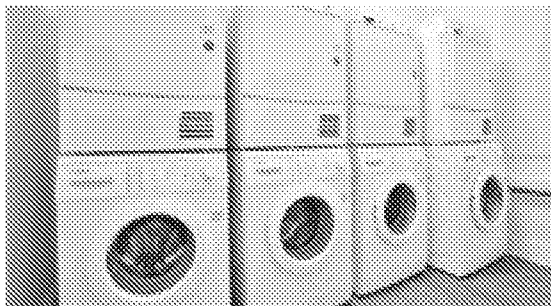
KITCHENS

All kitchens are built-in, they have a fridge/freezer, electric oven, hob & extractor fan with a three gang plug socket for such things as kettle, toaster & microwave. They also all come with a fire blanket & fire extinguisher.



BATHROOMS

The bathrooms are cleaned weekly & come with a shower, motion sensor toilet, basin with a shaver/electric toothbrush socket, hand dryer & a towel rail with an electric element booster button.



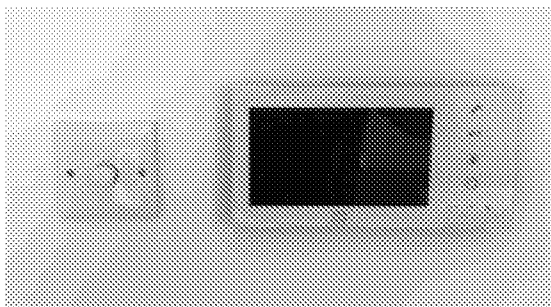
LAUNDRY ROOM

All laundry rooms & the user friendly/A+ energy efficient machines are cleaned weekly, as well as regularly serviced by a local dedicated appliance engineer.



RECYCLING & REFUSE AREA

Any waste produced by Gatwick Bedsits properties is taken very seriously, these areas are monitored by CCTV & there are signs explaining what each bin is designated for.



SECURITY & SAFETY

CCTV is covered throughout, external communal areas have motion sensor LED floodlights. The communal door entrances have door closers, all rooms have video door entry systems & each key security patented.



CYCLE RACKS

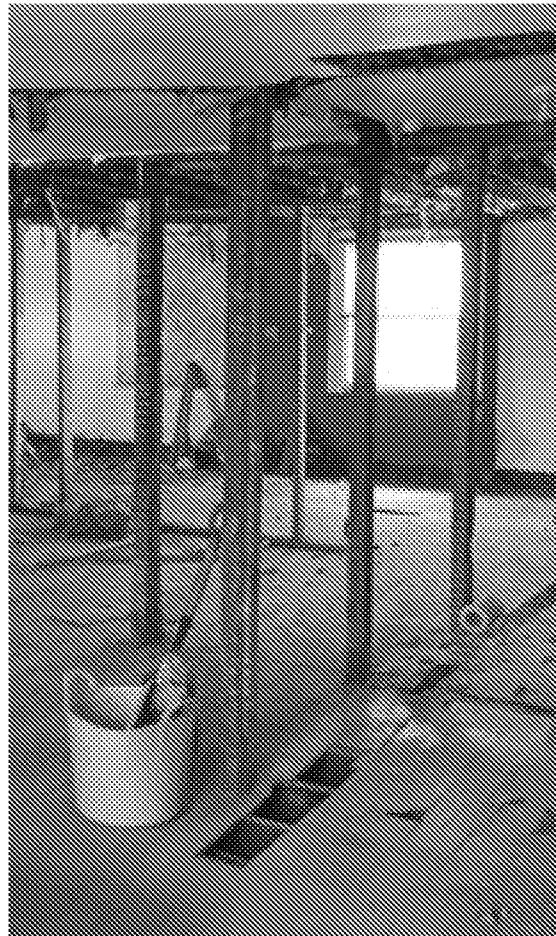
Residents of Gatwick Bedsits generally work locally, use public transport or ride a bicycle. Bike storage is provided with a covered secure cycle racks for all residents, that is monitored by CCTV for added security.

PROPERTIES REFURBISHED



Restoration

Rebuilt from the ground-up, all of our properties are updated to the highest standard and meet all necessary regulations.



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Moore & Partners have had the pleasure of dealing with Gatwick Bedsits over the past 4 years. Gatwick Bedsits HMO product has to be one of the best HMO products in the market. The quality of finish and attention to detail of each room provides adequate space for all tenants whether it be a single or double room. Any maintenance issues are resolved quickly and effectively by the experienced property management team being local. Gatwick Bedsits HMO's are clean and professionally run by professional people. The quality of tenants that we deal with are testament to the HMO product Gatwick Bedsits offers.

SOURCE: MOORE & PARTNERS CRAWLEY, 2019



PROPERTIES REFURBISHED



BLINDS

Most bedsits don't provide the privacy of a roller net or the comfort of a blackout blind, Gatwick Bedsits provide both.



GATWICK BEDSITS



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WEBSITE

www.gatwickbedsits.co.uk



**GATWICK BEDSITS ARE SO
PROUD OF OUR PROPERTIES
AND THE SERVICE PROVIDED,
WE WOULD HAPPILY STAY IN
THEM OURSELVES.**

- GATWICK BEDSITS MANAGEMENT



Membership Number: 217306/O



Landlord Number: 36453