

the online

**NATIONAL
RESIDENTIAL**



estate agency

Property Buyers Brochure



Find a property



Arrange a viewing



Your offer is accepted



Completed in 56 days

Getting you the best price with the
quickest sale and the fastest completion

sell for best price in 28 days & complete in 56 days

Our vendors are motivated sellers looking for a quick and certain sale so if you are a buyer who is not in a chain and has the finances in place to complete quickly, we can help you secure the property you desire at a great price.

We sell all our properties through a auction-style process for the best price in 28 days. Successful buyers must be chain-free and able to complete within 56 days.

There may be circumstances where the Vendor requires more time to resolve issues required by the Purchasers conveyancer so completion can take place. This would include resolving tenant issues and lease issues and making repairs to a property but can include other matters. In such circumstances, the Purchaser agrees to extend the time period for completion to take place from 56 days to a maximum of 12 months (unless a longer timeframe is mutually agreed).

We use the latest online technology to keep buyers informed of bids and to enable buyers to make offers 24/7. We also use the best local estate agents to help us conduct viewings so that we get properties sold in the 28 day time period and to help buyers through every step of the process.



the benefits of buying with National Residential

On average Estate Agents take 3-6 months to complete sales and 30% - 40% of sales fall through resulting in buyers losing £1000's in wasted fees.

On average National Residential takes 56 days to complete sales and 95% of our sales succeed so buyers do not lose money on fees.

Here are some more reasons why choosing National Residential over Estate Agents really is the best option for your house purchase.

	Estate Agent Sale	National Residential Sale
Discounted house prices in return for a quick, guaranteed sale	X	✓
Accelerated Purchasing Scheme to prevent gazumping and losses on fees	X	✓
Chain free sellers who commit to complete within 56 days	X	✓
In house solicitors and brokers working for you	X	✓

our 56 day completion process

accelerated purchasing scheme

For each sale, a holding deposit of £5000 or 2% is required. This is not an extra cost, but is deducted off your purchase price. Paying the deposit guarantees the property is taken off the market, ensuring you will not be gazumped and you won't lose money on fees. 95% of our agreed sales complete compared to just 30% falling through with Estate Agents. Some properties include buyers fees. Where applicable they will be clearly listed in the property details.

OUR PROCESS	benefits
2% holding deposit (min £5000) and buyers fees where applicable	Vendors take property off market preventing gazumping and losses on fees. 95% of agreed sales complete
Panel Solicitors with strict and fast timescales allocated to buyers and sellers	Panel solicitors work to 56 day completion deadlines
In House Finance Team assist buyers	Our panel brokers ensure best mortgages on the market are available to buyers
National Residential In-House Sales Progression Team	We work closely with vendor, buyer and panel solicitors and brokers to drive completions through fast

testimonials



"We were very happy with the staff and how they dealt with us. National Residential were definitely better than the normal estate agents."

Ms Williams, Widnes



"Everything went through smoothly. It was perfect. I felt like I could take a back seat as the process was so efficient."

Mr Pattison, Cumbria



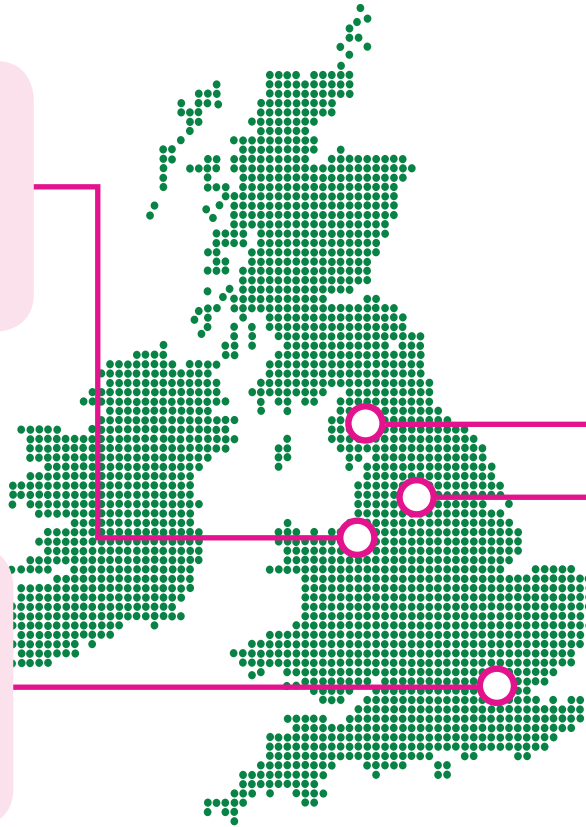
"We've been moved into our property for a month now, and all went through fast with no problems. I'm happy to recommend National Residential to anyone."

Mr Smith, London



"National Residential were great. They helped with my paperwork and the sale went through fast. They were spot on."

Mr Bower, Halifax



www.national-residential.co.uk



01244 341066



info@national-residential.co.uk



1 Hunters Walk, Canal Street, Chester CH1 4EB

VAT Number GB 278739539

Company No. 06421548

