



ashworth  
group



# Protecting your property

Your property is one of your most valuable assets. You do your best to protect your investment and to maintain its rental or future sale potential.

Unfortunately, time, accidents, negligence, and even intentional damage can impact your property, no matter how carefully you vet your tenants.

Ashworth Group helps you minimize that impact. We produce a detailed and accurate Inventory of your property, we also perform Mid term inspections, and check-in and check-outs to accompany the Inventory.

These services are more important than ever in the light of the new Tenancy Deposit Scheme (TDS). You can find out more about the TDS scheme on our web site at:

[www.ashworth-group.co.uk](http://www.ashworth-group.co.uk)

## About us

Ashworth Group was established in 2000 with the primary aim of establishing itself as the leading Inventory specialist within London and surrounding areas.

Having achieved that aim within a very short period of time, Ashworth expanded its service to cover both residential and commercial cleaning services.

As of January 2009 Ashworth Group have ventured into yet another segment of the property services field. Along with the Inventory and cleaning services we are now also offering a full EPC service to both Landlords and Estate Agent.

Just nine years after establishing the group, Ashworth has become renowned for its uncompromising resolve to provide quality professional services to those involved in letting or managing residential or commercial properties.

It is upon this reputation that the Ashworth Group continues to grow from strength to strength.

If you let or are responsible for letting residential or commercial properties, Ashworth Group can provide you with a professional service to help you let in complete confidence.





## Our Services



### The Inventory

Our Inventory Assessors will visit the property and prepare a fully detailed inventory document with digital photos.



### The Check-in

We will conduct an independent check of the property against an existing Inventory at the start of a tenancy. We will detail anything not listed on the Inventory and produce paperwork to be signed by all parties showing they accept the written description.



### The Check-out

At the end of a tenancy we will thoroughly examine the property and compare it to the description at the start. We will produce a report detailing all differences and comment on whether they should be treated as damage or wear and tear.



### Mid Term Inspection

We perform interim inspections for managed and non properties, ensuring that landlords and managing agents are aware immediately of any potential problems. At this time we also inspect for signs of mould and damp.

### Snagging Service

We offer a snagging service to our customers which is designed to highlight typical defects to the new owner and the builder, prior to occupation. This useful report can take the worry and stress out of buying a new build property. This is especially useful to investment landlords who cannot visit their properties.

### Cleaning Service

Through our cleaning service we are becoming renowned for breathing new life into older properties, leaving them thoroughly rejuvenated, spotless and looking several years younger. Equally, if everything is brand new we can keep it looking that way for longer with our age defying uncompromising attention to detail. A clean service is vital to maximizing sales and creating the right image, let our service put the polish on your product.

### EPC Service

An assessment is carried out by one of our accredited Domestic Energy Assessors who will take the information and process it with specialist software which gives a rating for your property. An EPC gives information on the energy usage, running costs and potential improvements that could be made to reduce the energy usage of the property. In accordance with the European Energy Performance of Buildings Directive, by 2009 all buildings in the UK that are constructed, sold or rented will have to have an Energy Performance Certificate.

## Expertise and experience

Ashworth Group has over a decade's experience in all aspects of the property services industry. As our experience has grown, we have gained a reputation for giving a superior service.

It is upon this reputation that Ashworth Group continues to grow from strength to strength.

We provide our services to:

- Estate Agents
- Housing Associations
- Property management companies
- Relocation agents and a growing number of private landlords



## Our Staff

All the staff at Ashworth Group are committed to provide a standard of service that may be equaled by our competitors, but never exceeded. Each member of our staff is of the highest caliber and are rigidly screened and vetted before being employed. You will find them smart, articulate, literate and courteous.



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Call us on 0845 539 0101

Email us at [info@ashworth-group.co.uk](mailto:info@ashworth-group.co.uk)

Visit us at [www.ashworth-group.co.uk](http://www.ashworth-group.co.uk)