

BUYING

HOW TO FIND THE
PERFECT PROPERTY



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There are many factors to consider when searching for the optimum property to suit both your budget and your lifestyle. Once you have set yourself a budget, it's worth putting together a list of priorities to help determine your specific requirements and any areas you're prepared to compromise on.

Decide what you want to search for, such as: parking space, properties within 10 minutes' walk of the train or tube station, a short walk to the shops or restaurants, bars and cafés being in the immediate vicinity. These are just some of the factors that might be important to you.

Consider where you want to live and what sorts of properties might best meet your needs. Also consider how your lifestyle may change in the coming years. What sort of home might you need in a few years' time? If you're on a fast track career path you may want a home that is larger than you would think of having at the present time.

Here is a checklist of lifestyle choices to assist you with that all-important decision.

Is the property in the right area?

- What does the surrounding area have to offer?
- How is the area set to improve if it's an area of regeneration?
- Is the property within a short distance of transport links?
- Is it close to restaurants, bars, shops and other local amenities?
- What is the social side of the area like and are you close to friends or family?

The property specifics

Do you want contemporary living or a period-style property?

- What makes the block different or unique? An apartment in a large, bland 600-unit block of flats might be harder to sell in the future due to the fact that a number of similar properties may also be available. Alternatively, an apartment in a smaller boutique block will be more bespoke, increasing the chance of capital growth and a higher return on investment
- What are the benefits of the development? Does it offer facilities such as a gym, parking, communal gardens, a concierge service?



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- What are the room sizes like and how does the use of space work within the property?
 - Do the kitchen and communal areas within the property match your lifestyle? Do you like to entertain and have guests round or do you simply require a crash pad in the centre of town?
 - Are you looking for a quick purchase or a more drawn-out project?

Building for your lifestyle

Many developers specialise in combining the best of modern living and new technology into various designs to match an individual's requirements. If you are looking for wood flooring or carpet, a specific size of bath or shower, as well as a deluxe fridge freezer and ample storage space, a new home could be a good bet for you.

If you buy off plan you will be shown a developer's brochure containing a range of photos and floor plans of similar properties, or computer-generated images of the specific development. You will be able to reserve the plot of land or particular position of a flat before the build even begins. Some property developers may even allow you to work with the architects, or project managers, on computer-aided design to help create the most suitable space for your lifestyle and needs.

Viewing new build homes

If you are interested in a new home, it is often wise to take a look around the show home (if there is one) and, if possible, inspect the property site. Is it well maintained and tidy? If so, it suggests the builders and developers are well organised.

Speak to residents who may live on part of the completed site, or research other builds that have been developed by the same contractor or that are owned by the same company. It is also useful to find out if the developer has any plans for developments in the surrounding area and what the timescales are.

Buying 'new' gives a purchaser peace of mind because of the warranties and guarantees associated only with new build homes. They are also likely to have all the cutting edge features and/or eco-friendly essentials that current buyers expect when looking for a property to match their lifestyle.



For more information on buying a new home call
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For more information about buying or selling your home, contact one of our dedicated Account Managers.

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