

7<sup>th</sup> November 2006

### **SWANLEY LETTING AGENT STARS IN PROPERTY PROGRAMME**

Ashton Burkinshaw, the specialist letting and property management company which has a branch in Swanley, is to feature in the BBC's 'Homes Under the Hammer' to be aired on Monday 20<sup>th</sup> November on BBC1 between 10 and 11am. The episode was filmed back in March when the daytime TV programme followed the progress of an auction bought property located in the Kent village of Sutton at Hone as it went through refurbishment by two local developers.

At the beginning of this year Kevin and Ann Day completed on the two bedroom terraced house in the village, after snapping it up at auction, and in a very short space of time, they turned what was once a grotty, damp ridden shell of a building into an attractive two bedroom home.

Presented by Martin Roberts and Lucy Alexander, 'Homes Under the Hammer' follows the process of buying property at auction and looks at the advantages and pitfalls of this alternative method. The programme followed Kevin and Ann's mammoth task of renovating the dilapidated house, creating an attractive, desirable property, which they had intended to sell on to make a profit. However, Kevin and Ann were disappointed to hear that according to local village agents, Abode, the property had not increased in value to the level they had hoped and so they decided instead to let the property.

Kevin and Ann turned to the help of letting specialists Ashton Burkinshaw in Swanley, who managed to secure them a tenant in just over two weeks, whilst the property was still being refurbished. Sam Tabor, Franchisee of Swanley's Ashton Burkinshaw branch, was interviewed for the programme.

"It's a great little house and a short walk from the main line station. When we heard from Mr and Mrs Day, we were only happy to help and despite the fact that the house was far from finished, we manage to secure an application on the property from a local couple in a little over two weeks," says Sam.

"The newly fitted kitchen and bathroom, with the new windows, electrics and heating system, were a big appeal. So often properties that have been let for some time become tired and dated. Tenants like newly refurbished properties as they know they are less likely to experience any faults and that the property is likely to be in good condition. Where the anticipated sale price had failed to excite Mr and Mrs Day they were very happy with the rental that we have achieved and have now joined the ever growing ranks of Ashton Burkinshaw landlords in this area. They will also benefit from the increase in capital value when the market starts to move upwards again."

**Photo: Sam Tabor, Franchisee of AB's Swanley branch with BBC film crew**

