

# Seamless Relocation

## Selling your property

- Get quotations from several estate agents and solicitors. Find out exactly who would be handling your case. Negotiate a rate!
- Sellers will still be required to commission an Energy Performance Certificate (EPC), but won't need to have received it before marketing their property The cost can vary so make sure you shop around. See [www.direct.gov.uk](http://www.direct.gov.uk) .
- Remember that the agents and solicitors are there to sell your property and act for you – not the buyer.
- When you obtain quotations from removals firms check what insurance arrangements there are. It is often cheaper to move on a day other than Friday.
- Use checklists provided on this site to ensure that utilities, services and others are informed of your move.

## Buying a new property

- Look at the new property several times and at different times of day and days of the week. Look around at what might affect your life there.
- If you are older don't buy a second floor flat or above unless it has a lift.
- Find out about local transport services. You might need them in the future and so might your visitors.
- Check the service charge, council tax and any additional property charges so you can include them within your financial plan.
- Talk to the neighbours if you can - find out if they suffer from any noise problems or other issues.
- Always get either a building survey or house buyers survey and valuation - even if you do not need a mortgage.
- Always read letters from your solicitor and ask if you don't understand something. Most of us don't deal with legal matters on a daily basis and find the jargon unfamiliar. Not acting can hold up a sale or purchase.

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