

The Absolute home solution

DON'T wait until you move to improve your home, do it now and reap the benefits.

That is the advice of Lower Parkstone-based Absolute Property Services & Solutions.

"The most effective way to add value to your property is to extend," says Dan Hamer, director of Absolute.

"Adding square footage adds value, and its cheaper to build than to buy.

"An extension can provide a new practical living space, ideal for growing families, for example, such as a new bedroom, loft or basement conversion.

"Of course it's not just about being practical. Why not build the extension you've always wanted such as a mini gym or games room? These will also add value but more importantly provide you that much-longed-for room."

Surveys by mortgage lenders frequently show that loft extensions are the extension that adds the most value to your property.

In terms of refurbishments and installations, according to Adam Sumner, director, your kitchen and bathroom are the most worthwhile rooms to concentrate on.

"A new kitchen and new bathroom, in that order, are great ways to add value and improve your home life.

"The initial outlay can vary, however with the appropriate style and design there is strong scope for securing a healthy return on the sale of the property."

Advertisement feature

General redecorating can be relatively low cost to undertake and can provide a great return, but Adam warns of the dangers of taking bad renovation decisions.

"Poor renovation decisions will reduce the value of your property," he says.

"Avoid stone cladding and removing period features such as fireplaces and decorative plasterwork. Make sure any home improvements are in keeping with the age and style of the house.

"uPVC windows and laminate floors may work well in a new flat but sometimes can cheapen a Victorian home unless sympathetic in their design. Our design team can help with these choices.

"An important tip is to never lose a bedroom. It may be tempting to turn a small bedroom into an extra bathroom or even a dressing room, but you could lose out. The number of bedrooms is still the preferred indicator of the size of a property," says David Haines, Operations Director.

Absolute has extensive experience in working with its customers across each stage of the renovation process, working on renovations and refurbishments of all sizes.

Through their understanding of your exact requirements Absolute will offer experienced and creative advice, dependent on the level of input you desire. They can help with general

planning of the development to ensure you have the best picture on choosing fixtures, fittings and finishes.

They also ensure that their free-of-charge no-obligation estimate provides their customers with a concise understanding of the cost and timelines involved for all projects, no matter how large or small.

Absolute's dedicated project manager will ensure the highest standards of workmanship are delivered.

"You can source and purchase your own materials, fixtures and fittings or we are happy to use our buying power to secure the best possible price," says David.

"We make sure everything possible is done to cause minimal disruption. Your project manager will discuss with you the best way to work around you and your routine."

On completion of your renovation, Absolute gives all customers a quality-of-workmanship guarantee.

"We offer further peace of mind for all jobs with different length warranties of up to five years, dependent on the work," says Adam.

"Our senior management team undertake ongoing quality reviews to ensure each renovation is delivered to the required standard, budget and timescale agreed. To ensure our customers maintain full confidence we will fulfil our promises a significant percentage of payment is only payable when you are entirely happy with our work."



THE Absolute team have spent the last four weeks renovating the exterior of Bailie House in Sturminster Marshall, a fourteen-bedroom Georgian house owned by former Poole speedway rider and present day manager Neil Middleditch.

Neil is well-known in the area for his Bailie House warehouse weekend sales.

"I had three quotes to renovate the exterior of my property but the Absolute team won it for me

through their professional approach," he says.

"I have been very pleased with the standard of work, the professional attitude, and the tidiness of the workmen. I would highly recommend them to others and will be using Absolute on an ongoing basis," commented Neil.

"It's an incredibly prestige job and we are very pleased that Neil asked us to work on a house with such history and character," said Adam.



For more information contact Absolute Property Services & Solutions on 01202 924930 or visit www.absolutedorset.co.uk



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