



SANTHEM  
RESIDENCES

*Moving  
Made  
Simple*







# *Say Yes!*

*to a warm welcome  
to Santhem*

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On the day of your move, we'll be there to welcome you with a helping hand. We'll allocate a parking spot for your removal van and half a day with our handyman, to help hang pictures or lights. We'll even lay on lunch and pop a pint of fresh milk in your fridge. It's our way of helping support your move.



*We know that moving can be a daunting prospect*

*but help is on hand to relieve some of the pressures and smooth any potential bumps you might meet along the way.*



## YOUR VERY OWN MOVE IN CONSULTANT

As part of our commitment to assist with a straightforward move, we will connect you with your very own Santhem Residences Move in Consultant. Your consultant will be there to ensure moving into your new home is as easy and stress-free as possible.

Your Move in Consultant can liaise with and coordinate your estate agents, solicitors and your removal company, making sure everyone assisting with your move works together seamlessly.



# PART EXCHANGE

When deciding how best to sell your property, we're here to help. If you want to simplify the process, we can refer you to an excellent Part Exchange operator that can help to turn you into a cash buyer. One of the benefits is in knowing your sale can just glide through effortlessly.

We start with home valuation visits organised within just 48 hours of instruction. To minimise disruption to your life, we aim to organise a RICS (Royal Institution of Chartered Surveyors) appointment to coincide with the home valuation visit. And to make sure we're getting the most accurate view of your property, we'll arrange for two independent estate agents to also value it.

We ensure an offer is made within just 48 hours of receiving the RICS report or full internal appraisal. And of course, the valuations are free of charge with no obligation. So you can decide if the offer suits you before moving forward.



## HOW PART EXCHANGE WORKS



You are not in a property chain and so, any worries of the chain collapsing are removed.



Additional privacy with no need for 'for sale' boards at the front of your property.



As there is no Estate Agent involved, you avoid any agency fees.



You don't need to carry out repairs or redecorate before selling.



No need for viewings of your home by potential buyers.



You can move into your new apartment much sooner as you will not be tied to a move date predetermined by a property chain.



If an offer is reduced following an unfavourable survey you are under no obligation to accept it.



A higher value may be achieved for your property by selling independently of part-exchange.



You should seek independent financial advice to ensure the part-exchange scheme is suitable for your needs.



There is no charge for using this service and there is no obligation on you whatsoever to accept any offer.

If the idea of moving in on a single day feels too stressful, there's an option to offer a 'Licence to Occupy' on your sold property for two weeks after completion. This allows you to move in gradually over a two-week period. One less thing to worry about.





## RELOCATION SERVICES

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There are many ways that relocation services can assist in moving. From helping to plan the move so you know what needs to happen and when, to 'hands on' support for the practical and emotional sides of downsizing.

If you want help deciding what will fit where in your new home, furniture floor planning can be a great help. If you have possessions or furniture that you decide you don't want to bring with you, relocation services can also arrange the donation or recycling of such items. They can also help with the safe and secure disposal of any old financial and personal documents that you no longer need.

In our experience, our partners at 'The Senior Move Partnership' are the best at what they do and offer a bespoke service that they tailor to support each new homeowner in whatever way they need. If you want to be put in touch with The Senior Move Partnership (TSMP) moving home support service your Move in Consultant can arrange this for you. Although you are of course free to source alternative services to support and enable your move, whatever works for you.



## LOCAL REMOVAL COMPANIES

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We're delighted to have partnered with a local removal company that share our values and are dedicated and meticulous in their approach to helping you move. They are familiar with the village, the management team, and the entire layout of the Santhem Residences site – so your move is in safe and knowledgeable hands.

## A SUCCESSFUL MOVE WITH SANTHEM

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The key to a successful move is all in the preparation. So once you decide to go ahead with the purchase of your new home at Santhem, your Move in Consultant will give you your own copy of 'A Successful Move with Santhem Residences'. This guide is a great way to make sure nothing gets forgotten or overlooked on the lead up to your move.



# *Say Yes!*

*to retirement  
unlike any other*

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Get in contact to find out more

**01277 508999**

**[santhemresidences.co.uk](https://santhemresidences.co.uk)**

We look forward to hearing from you.



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