



Layco

Your Property, Your Service

Welcome to Layco

Where You Are Our Priority.

So you're thinking about moving?

At Layco we know how exciting and stressful a time it can be.

In 2019, after years of seeing the very best and very worst of estate agency, we decided it was time to take all we had learnt over the years and put into practice what we believe is the right way to be an estate agent. Sure, the aim is always selling houses for the best price in the most suitable timescale. But for us there's so much more to it. In fact the most important part of our estate agency is you!

It's you that feels the highs and lows of a property transaction, the viewings at the weekend when you just want to relax. The stress of not knowing if your sale will go through in time to allow you to move on when you need to.

At Layco, we are here for you! We will listen and learn about what matters most to you, we will build a selling strategy that we believe suits your situation best and we will guide you through the process at every step of the way.

Nobody said it would be easy, but with Layco you're in safe hands.



Meet Your Team

The People That Want To Help You.

Kevin Edwards MNAEA



Kevin is our sales director and has been selling homes in Aylesbury, Leighton Buzzard and the surrounding areas for more than 14 years.

More importantly, Kevin is married with two daughters, Evie and Poppy and has a son on the way.

He has a bit of a competitive edge about him, which has helped him throughout his career, but he blends it well with his genuinely caring approach to everyone he works with.

When you decide to sell with Layco, Kevin will always strive to go the extra mile for you.

Jennie Jones MARLA

Jennie looks after our lettings portfolio and is popular with our landlords and tenants for her caring and diligent approach.

Jennie and her husband have a Cockapoo called Milo and she'll always find a way to talk about him when she has time to. With tonnes of experience in most things that a tenancy can throw at you, she's a calm head in testing times.

When you choose Layco to let and manage your property, you can be sure of Jennie's unwavering support.



Declen Collins MNAEA & MARLA



Declen founded Layco in 2019 and has proudly seen the company grow steadily over the years. Owed to a reputation for being genuinely caring towards all people we deal with and straight talking when the situation requires it. Declen is married with two daughters Lacey & Cosette and it's at work where he finds comfort from being outnumbered at home by the strong, determined women in his life.

Whilst running the day to day business, Declen provides all the support and advice the team or you may need.

VALUING YOUR HOME



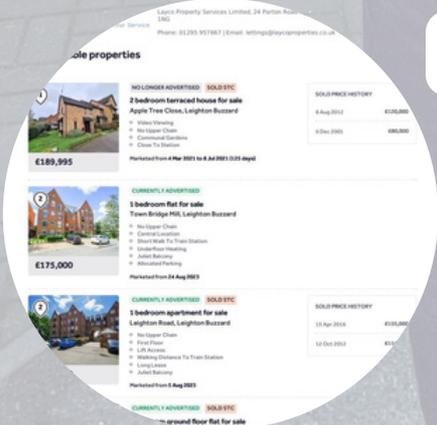
1 - Meeting you!

First of all we will sit down with you and discuss with you, your requirements and motivations. This will help us understand a background to you, the property and your plans moving forward. This is also a perfect opportunity for you to get to know us, our experience and how Layco can help you get moving.



2 - Show us round your home

We will ask you to show us round your property so we can get a feel for the layout and condition. We will look at any improvements you may have made and discuss what the key features were that made you choose to buy your home. Whilst we look round your home, we will be able to discuss and advise on any changes you are considering before selling. We will help with suggestions to maximise your value and get your property sold in the best timescale.



3 - Discuss the value of your home

We will show you evidence based examples of similar properties to explain and justify our valuation of your home. We will then discuss and agree a marketing strategy directly suited to achieve the best possible price and in the timescales that suit you. This will include how we will present your home and the expected target audience.

Throughout the process we will answer any questions you may have and discuss the next steps to help get you moved!



Presenting Your Home



Making The Best, First Impression.

With the majority of property searches now taking place online, the presentation of your home has never been so important.

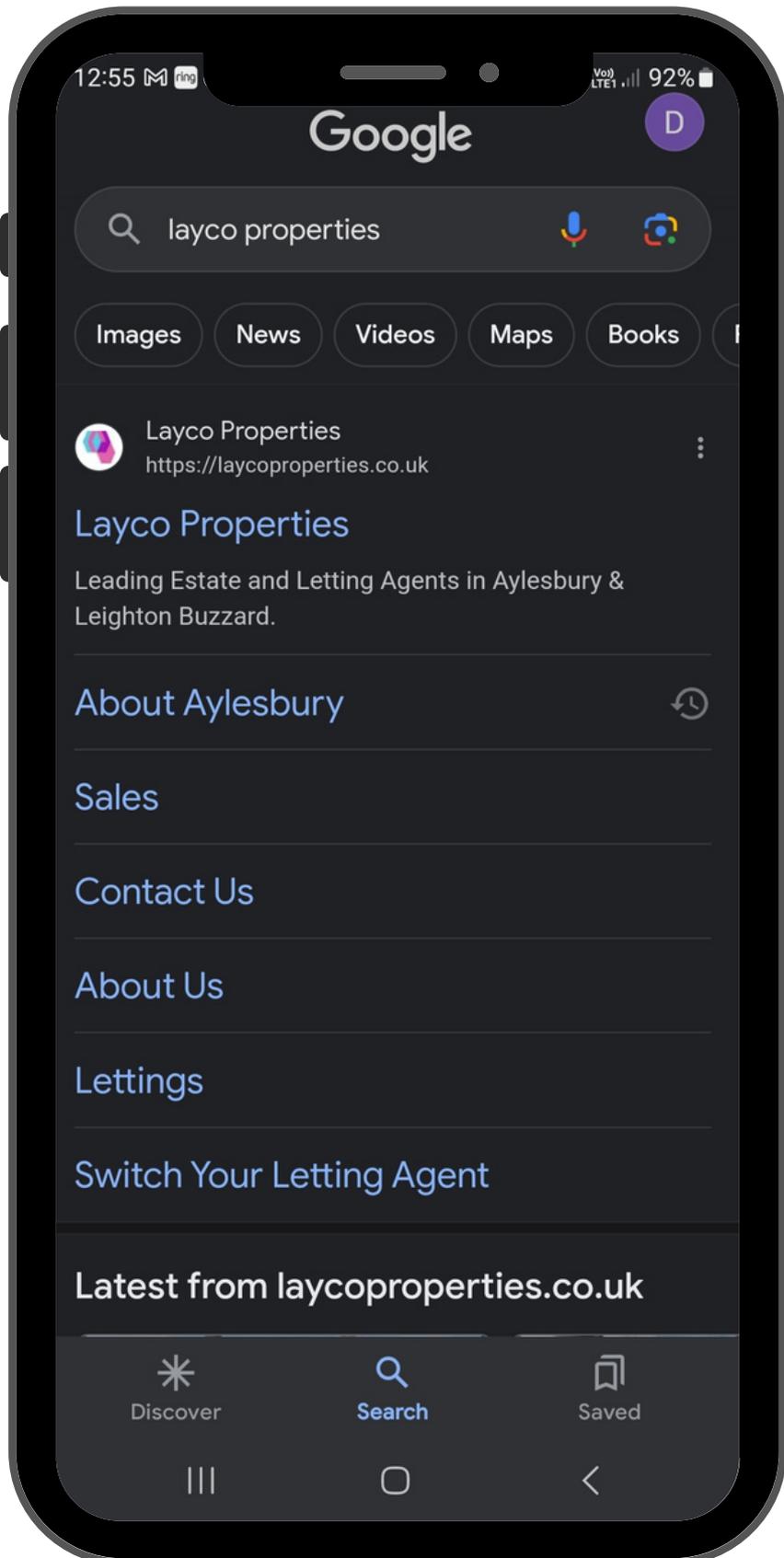
The first impression many buyers see online will be an external shot, they may even drive past to check out the local area. Keeping your home looking its best externally goes a long way to finding the right buyer for your home.

Internally, a clutter free space is always ideal but it's important to remember that your home is lived in and for many buyers, seeing how you lay out and use your space can provide some inspiration, so let's show it off.

With high quality photography, detailed floorplans and expert marketing, our experienced team work tirelessly to make sure your property stands out from the crowd to help you achieve a speedier sale.

Services We Provide

Having worked in the local property market for so many years, there aren't many scenarios we haven't seen. Along with our excellent residential sales, land and new homes, residential lettings and property management services, we work alongside several trusted companies to help make your property transaction as simple as possible. From cleaners to builders, surveyors to architects Layco have you covered.



- Residential Sales
- Residential Lettings
- Land & New Homes
- Independent Financial Advisor Referrals
- Conveyancing Referrals
- Removals and Tradesmen
- And much, much more.

Your Journey With



Layco

Your Property, Your Service

1 - Initial enquiry

Whether you call/email us or decide to pop into the office in person, we will register your details, understand your requirements and book in a free valuation at your home

Your Property, Your Service

2 - Valuation and instruction

Assuming you are happy with our valuation, we will arrange for the marketing photos/floorplan/EPC etc to all take place and complete some necessary paperwork

3 - Launch to the market

Once you have approved the marketing brochure, we will agree on the launch date inline with the marketing strategy we have agreed. This will include our extensive database, social media targeting campaigns, Rightmove and more

4 - Viewings and feedback

We are available to accompany viewings 7 days a week and will provide you with initial feedback along with follow ups in more detail

5 - Negotiating offers

Using our expertise and experience, we will negotiate offers on your behalf and agree a sale that you are happy to proceed with

6 - Sales progression

Once you have instructed a solicitor, we will help manage the process in a timescale that suits you, liaising with solicitors, estate agents, surveyors etc to make sure everyone is working towards the same result

7 - Exchange through to moving day!

Once contracts have been exchanged, you will be able to book your removal company where required. We will meet your buyer to hand them the keys and hopefully you will have been delighted with our service

What Our Clients Say About Us.

I cannot rate this company highly enough. If you are thinking of selling or buying your property, definitely consider these guys first. Previously, we had a very bad experience with an online agent that had failed to sell our property. We were at a bit of a loss as to what to do and were recommended Kevin at Layco.

Kevin has been spot on throughout the whole process. He managed to secure a sale far quicker than other estate agents I've used - would highly recommend and wouldn't hesitate to use Layco again.

From the moment I first spoke with him, I knew we had made the right decision. His valuation, communication and honesty was so needed and appreciated. Selling a property is not easy, but Layco definitely helped make it so much more manageable and understandable.

Layco Properties helped me find my first home and were instrumental to aiding me in finding a property that suited my wants and needs.

Kevin was extremely responsive and supportive throughout the process and was always available to talk through any queries and help me negotiate with the seller.

Kevin at Layco has been a pleasure to deal with. The purchase was for my daughter a first time buyer, and he provided help and information at all stages. We had questions about the property and Kevin responded immediately with the answer or would find out and come back to us quickly, he liaised with the vendor and solicitor throughout the process hence a smooth a stress free transaction. I would have no hesitation in recommending Layco

A massive thank you to Kevin at Layco Properties who has been excellent throughout. As a first time buyer I wasn't sure exactly what to expect but Kevin made everything so much easier, he made the process feel very personal rather than transactional and that helped massively, he was always on hand to answer the many questions I had and was more than happy to go the extra mile with any queries or concerns. Definitely recommend and thank you once again.



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