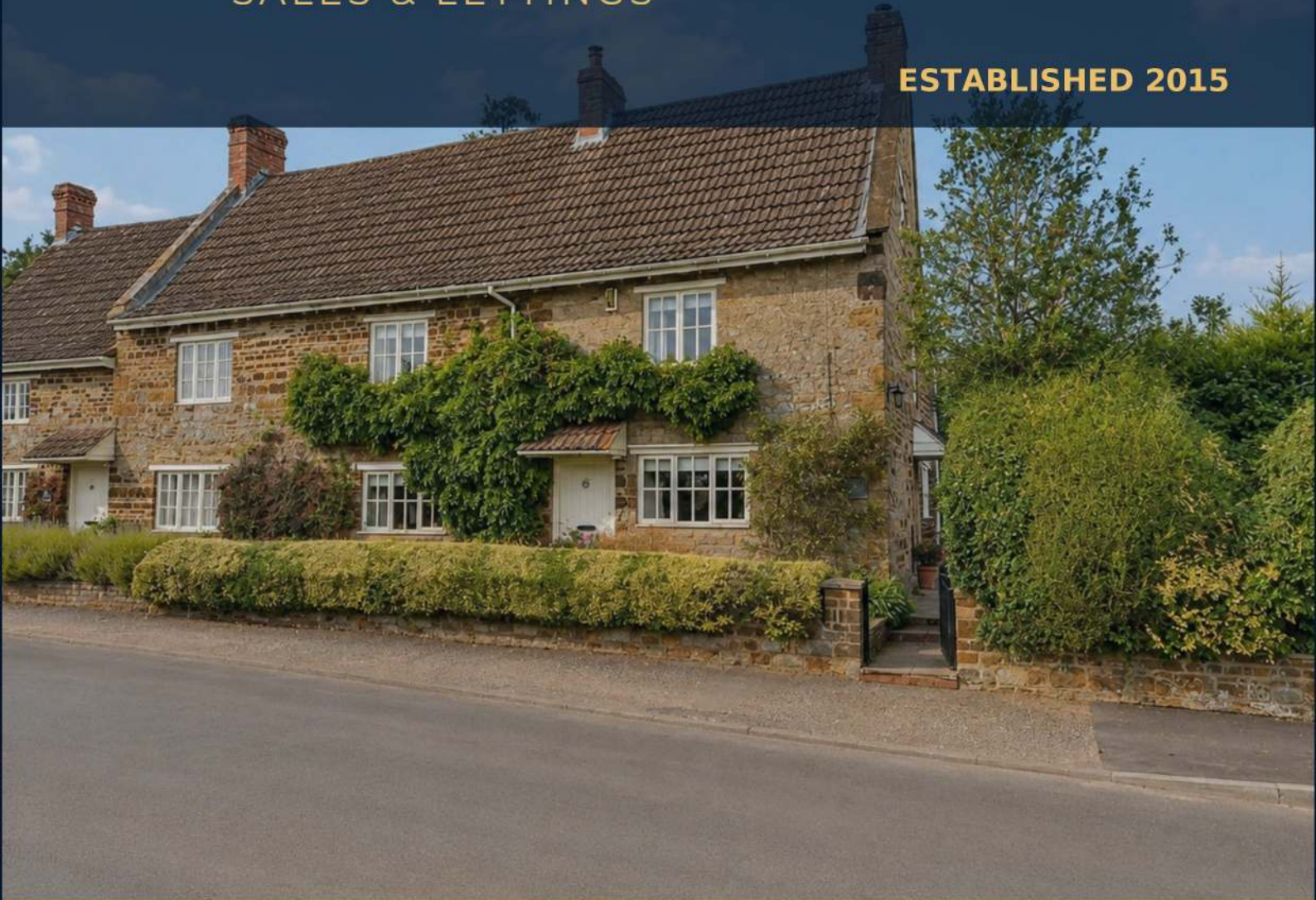


DENNYKNIGHT

SALES & LETTINGS

ESTABLISHED 2015



INDEPENDENT SALES, LETTINGS & MANAGEMENT

PROPERTY. PEOPLE. SERVICE.

Independent sales, lettings and property management across Northamptonshire.

01604 632 433

dennyknight.co.uk

22 QUEENSBRIDGE / NN4 7BF



INDEPENDENT. EXPERIENCED. LOCAL.

A modern agency, with a human heartbeat.

Andrew and Victoria lead a close-knit team built around straight answers, stronger marketing and proactive communication.

We never forget what is at stake.

A property move is a major financial decision and a deeply personal one. That is why every client gets experienced advice, a clear plan and one team that stays involved from the first conversation to the final handover.

2015

Established

250+

Properties managed

4.7/5

Customer rating

ONE TEAM. EVERY STAGE.

Property expertise, joined up.

From first valuation to long-term management, our services work together around your goals.



SELL

Accurate valuations, premium presentation and active sales progression.



LET

Tenant sourcing, compliance and a service matched to your involvement.



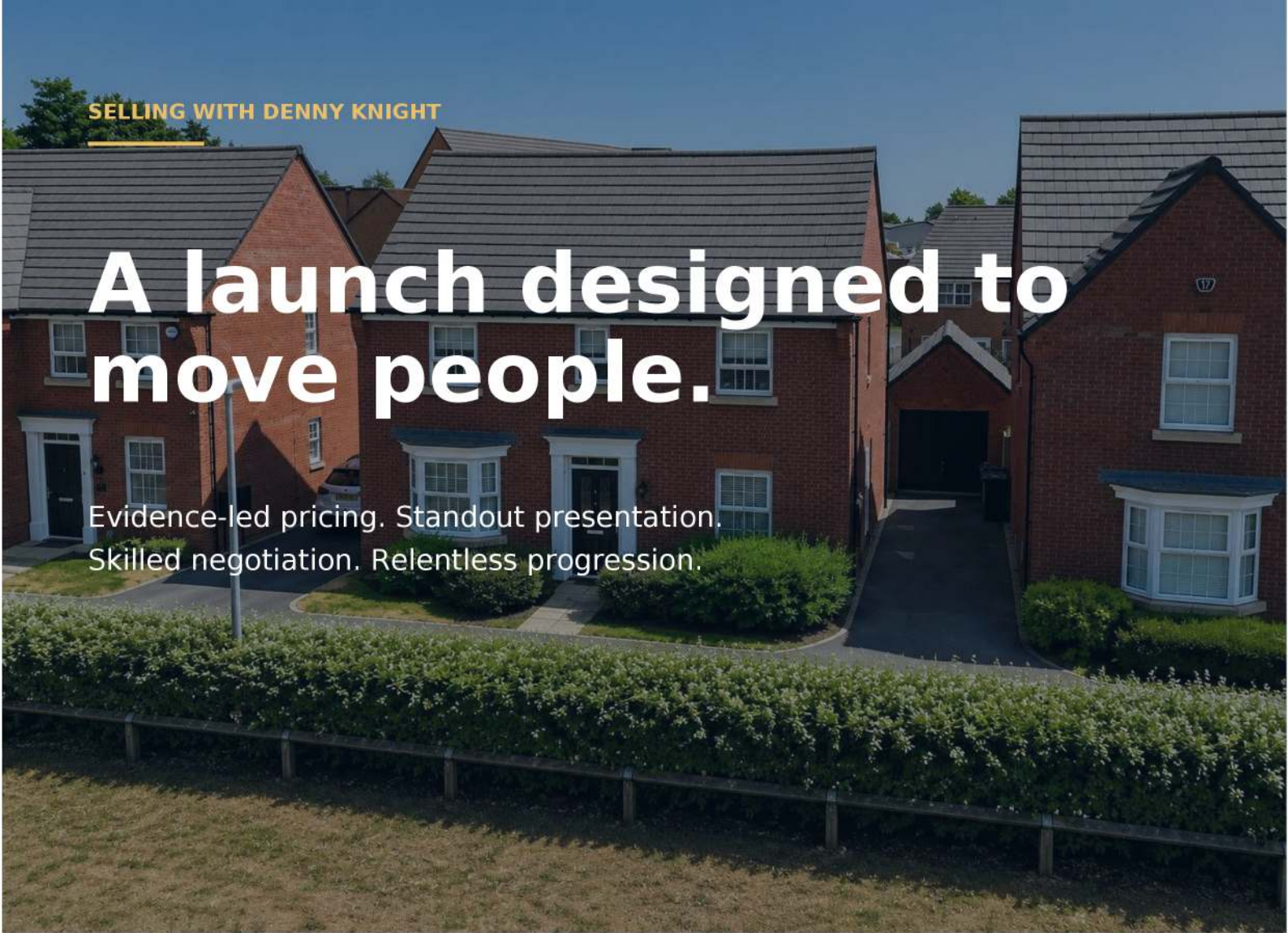
MANAGE

Day-to-day care for individual homes, portfolios, HMOs and student property.



INVEST

Local insight, acquisition support and financial service introductions.



SELLING WITH DENNY KNIGHT

A launch designed to move people.

Evidence-led pricing. Standout presentation.
Skilled negotiation. Relentless progression.

More than a portal listing.

- | | | |
|----|------------------|---|
| 01 | PRICE | A clear strategy grounded in evidence |
| 02 | PRESENT | Photography, floorplans and crafted details |
| 03 | PROMOTE | Portals, database, social and local reach |
| 04 | NEGOTIATE | Qualified buyers and confident offer handling |
| 05 | PROGRESS | Hands-on support through to completion |



PRESENTATION CREATES ATTENTION

Every image earns its place.

We combine considered photography, aerial imagery, floorplans and well-written details to make the strongest first impression, then distribute the campaign where serious buyers are looking.

- PREMIUM PHOTOGRAPHY**

Light, composition and the details that make a home memorable.
- AERIAL PERSPECTIVE**

Scale, setting and location shown in a way ground-level images cannot.
- CONNECTED REACH**

Major portals, registered applicants, social channels and local networks.

Your property, professionally protected.

Flexible support for hands-on landlords, busy investors and growing portfolios.

The right service for the way you invest.

Choose a focused tenant-find service or hand over the full day-to-day management. Whichever route fits, you receive clear communication, robust administration and experienced local oversight.

TENANT SOURCING

REFERENCING

RENT COLLECTION

INSPECTIONS

MAINTENANCE

COMPLIANCE

DEPOSITS

CHECK-OUT

Let us handle the detail.

One accountable team looking after your property, your tenant and your income.

Our fully managed service is designed for landlords who want professional oversight without the daily workload.

01

MARKET & LET

Marketing, viewings, referencing, tenancy documents and move-in.

02

MANAGE & MAINTAIN

Rent collection, inspections, repairs and tenant communication.

03

PROTECT & REPORT

Deposit administration, compliance tracking, arrears support and clear records.

04

RENEW & REVIEW

Rent reviews, renewals, check-out and advice on the next move.

Full management: 10% + VAT monthly | £200 + VAT setup

Clear fees. Clear choices.

Four straightforward service levels, matched to the way you want to manage your property.

Fully Managed

£200 + VAT setup

10% + VAT monthly

Complete day-to-day management and compliance support.

Compliance & Maintenance

£200 + VAT setup

8% + VAT monthly

Compliance and repairs handled; you retain rent collection.

Rent Collection

£200 + VAT setup

6% + VAT monthly

Professional rent administration and arrears monitoring.

Tenant Find Only

No setup fee

75% of first month's rent + VAT

We market, reference and move in; you manage thereafter.

Fees shown are landlord service fees and were correct at time of publication. VAT is charged at the prevailing rate. Additional or bespoke services may be quoted separately.

Good management is careful, visible and current.

The systems may sit behind the scenes, but the reassurance should be obvious.

Compliance without the chaos.

We help landlords keep control of key dates, records, deposits, maintenance and communication backed by recognised redress and protection schemes.

ARTHUR

Structured tenancy and property administration.

FIXFLO

Tenant-reported maintenance with a clear audit trail.

DEPOSITS

Administration through the Deposit Protection Service.

ACCREDITATION

TPO, CMP, ICO and DPS aligned protections.

 **ARTHUR** **Fixflo**

 **DPS** Deposit Protection Service

 The Property Ombudsman

 **tsi**
APPROVED CODE
TRADINGSTANDARDS.UK

 **CMP**
Client Money Protect

 **ico.**
Information Commissioner's Office

Local knowledge, seen from every angle.

We know Northamptonshire - its streets, villages, neighbourhoods and the demand that shapes each local market.

Whether you own one property or a growing portfolio, we can help you think beyond the next tenancy.

PORTFOLIO MANAGEMENT

Consistent reporting, coordinated maintenance and one point of contact.

HMOS & STUDENT

Room-by-room operation, tenant communication and compliance-aware support.

ACQUISITION SUPPORT

Local rental insight and introductions to relevant financial expertise.

AREA INTELLIGENCE

Practical knowledge drawn from sales, lettings and active local marketing.

Led personally. Accountable throughout.

Andrew and Victoria lead the business day to day, bringing experienced advice, straight answers and one clear standard of service.



ANDREW DENNY & VICTORIA RICHARDS

DIRECTORS / OWNERS

Hands-on leadership. Local accountability. One experienced team.

DENNYKNIGHT

SALES & LETTINGS

YOUR NEXT MOVE STARTS HERE

LET'S TALK PROPERTY.

Book a valuation, discuss a rental strategy or ask us a straight question. We would be delighted to help.



CALL

01604 632 433

VISIT

dennyknight.co.uk

FIND US

22 Queensbridge, Northampton, NN4 7BF

Monday-Friday, 9am-5.30pm / Saturday, 9am-3pm