


PLATINUM
PROPERTY
PARTNERS

®

BEAUTIFUL ROOMS TO RENT



The UK's leading provider of high quality, affordable, all-inclusive, shared residential accommodation.

“ I have enjoyed my stay at the property and would wholeheartedly recommend your company and properties to prospective tenants; in fact I have already done so with several friends, colleagues and co-workers. ”

Benjamin, Chelmsford



www.beautifulrooms.co.uk



About Platinum Property Partners

Platinum Property Partners (PPP) is a professional franchise network, specialising in providing high quality, affordable, all-inclusive, shared residential accommodation in locations all around the UK.

PPP is the world's first property investment franchise and an Associate Member of the British Franchise Association. Its nationwide network of franchise partners (franchisees) follow proven systems for operating their own buy to let portfolios, supported by some of the UK's leading property, legal and financial professionals.

Every franchise partner has undergone an extensive selection process by the founding partners of PPP to ensure that they possess a high standard of business & personal skills and share a common ethical outlook.

Our Properties

The properties (Houses in Multiple Occupation - HMOs) may be modern, traditional, terraced, semi-detached or detached, but all are in good residential locations and refurbished to a very high standard to ensure that tenants are comfortable and feel safe.

PPP has a team of consultants who ensure we comply with the relevant national and local council planning and building regulations, and we work closely with both local housing standards and fire officers to ensure the properties meet the necessary health, safety, fire and HMO standards. Where required, the properties will be licensed.

Tenants have their own, fully furnished, individual rooms and then share a communal space and kitchen and bathroom facilities, giving them the opportunity to live in executive quality accommodation with excellent amenities and a sociable environment, for an affordable rent.

We select safe, residential locations within easy reach of shops, leisure and entertainment facilities, with excellent public transport links close by. There will also usually be storage areas for bikes and parking on-site or near to the property.

In all shared properties we try to make sure there is a balance between male and female housemates, all of whom are working adults, and we only accept like-minded people who are respectful of others and easy to get on with.

“ I was very lucky to find such comfortable accommodation that satisfies all my needs: a nice, clean and well-kept house in a nice area, quiet neighbourhood, cycling distance to the train station and walking distance to the gym. I also get on very well with the other housemates - tidy, friendly and polite professionals leading the same lifestyle as me, working during the week and enjoying the deserved quietness and rest back home in the evening or at the weekends. ”

Self-employed I.T. contractor, Basingstoke



The service we provide to our tenants

In all cases, the properties are managed by either the landlord or their direct representative. We do not use agencies, thereby avoiding costly overheads, which tend to be reflected in high administration fees for tenants. There is a direct line of communication to the landlord / property manager not only during the daytime but also in the evenings and at weekends.

As owners, landlords and managers, it is in our interest to maintain all properties to a very high standard at all times, and we pride ourselves on dealing with issues quickly and fixing problems as soon as possible.

“ The property has been extensively refurbished and upgraded to produce an HMO of exceptional quality. ”

Nick Hanson, FRICS, Director of Surveying at Vospers
(formerly Director of Allied Surveyors), Basingstoke

Supporting Government Planning Policy

‘The Government believes everyone should have the opportunity of a decent home, which they can afford, within a sustainable mixed community. This means providing a wide choice of housing to meet the needs of the whole community in terms of tenures and price ranges.’ Delivering affordable housing, DCLG, Nov 2006

Platinum Property Partners is committed to raising the standard of shared accommodation across the UK, working within national government planning guidelines and supporting local council strategic aims and endeavours. As professional landlords, we:

- Provide intermediate affordable housing
- Meet the housing needs of key workers
- Promote inclusive communities
- Contribute to a mix of housing stock
- Deliver highly sustainable development
- Comply with the national policy of maximum parking standards
- Endorse energy conservation
- Support crime prevention initiatives
- Provide market-leading, disability-accessible accommodation

“Shared homes ensure people who want to live and work in towns and cities can do so and are vital to the economy.”
Grant Shapps, Housing Minister, June 2010

“ It was great to find somewhere so nice to live, close to the hospital, and within my price range. ”

Katherine, Nurse, Basingstoke and North Hampshire NHS Foundation Trust



““ My bedroom is very nice and comfortable and the house is amazing – I really love the lounge, the kitchen and the garden. I also love the fresh painting and the pictures you’ve put up... you’ve done a great and wonderful job! ””

Nolwenn, Poole

Benefits of renting with PPP

- You can enjoy private accommodation within the luxury, convenience and amenities of a larger home.
- You can usually move in on the same day as you view the property (subject to availability and references).
- There are no costly tenant sign-up or referencing fees.
- There is just one monthly standing order to pay, as all utility bills are included: gas, electricity, water & council tax.
- There is a weekly cleaning service included.
- Wireless Broadband internet access, TV and a DVD player are provided, plus TV points in every bedroom.
- Your landlord is part of an exclusive network of Franchise Partners, operating under licence from a British Franchise Association accredited company.
- You can be assured that properties conform to the relevant fire & health and safety regulations

““ A nice relaxed house with all the amenities you could want. Any queries are dealt with immediately and resolved quickly at all times. ””

Gary, S.E. London



For more information and to search for accommodation currently available across the country, visit our website:

www.beautifulrooms.co.uk

Or you can contact your local PPP landlord directly by phone or email, using the details here:



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