

Gazette Property

The
comprehensive
local guide for
home buyers &
sellers

**MONEY
MATTERS**

Your guide to the
financial jungle

New law could mean an upswing in lettings

THE FUTURE for the residential letting market is bright - thanks to the new Housing Act, according to agents Frank Farr.

The new law, which comes into force early next year, will introduce a new type of letting called the Assured Shorthold Tenancy, which Frank Farr say will "benefit greatly"

people wishing to buy an investment property.

There will be a minimum period of six months for each letting - under the present Protected Shorthold Tenancies it is one year - and it will not be possible to have a "fair rent" registered on this type of letting, as it will be let at market rent.

The agency says: "For the owner occupier or person with a present investment property, the thought of a tenant registering a fair rent is always most worrying.

"Once the Bill has become law, a tenant will no longer be able to apply for a fair rent, only for a market rent. This, of course, does not apply to any properties already registered with a fair rent."

The agency declares:

"People will have more confidence in purchasing a property for investment purposes and they will achieve a better return on their investment."

Established in 1852, Frank Farr & Sons now claims to be one of the largest local independent letting agents, with seven sales offices and specialist departments for surveys, new homes and residential lettings.

The staff at the agency are now preparing for an upturn in the rentals market in 1989 as a result of the new law.

● Property hunters with £2,500 a month to spend can now rent a "luxuriously appointed" detached house in three quarters of an acre between Iver and Iver Heath, through Frank Farr & Sons.

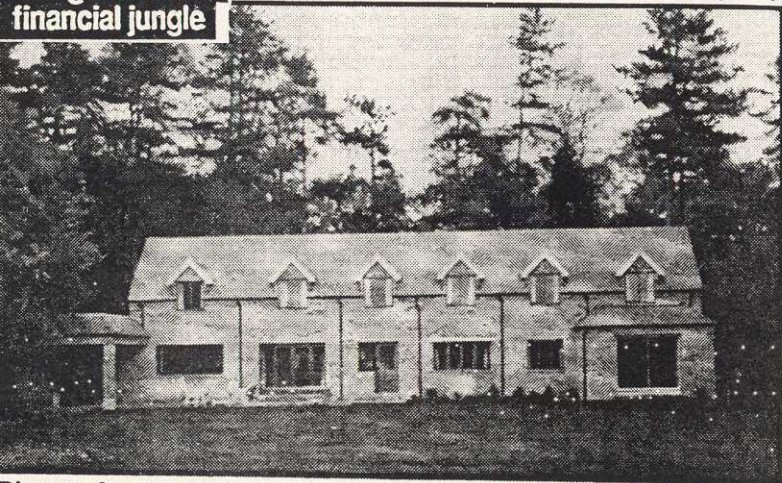


● Partner in charge Philip Suter, with (L/R) negotiators Sally Erlick and Mandy Clark and secretary Sue Wrench.

The property, Riemore, can be let either furnished or unfurnished or alternatively is for sale at £550,000.

The "spacious" accommo-

dation has six bedrooms, including two master suites, lounge, dining room, study, sewing room, utility room, ground floor shower room and kitchen with inglenook fireplace.



Riemore, for sale or let.