



Interiors

Property. Properly.

Contents

Introduction	2
Flooring	6
Window Treatment	9
Furniture	13
Lighting	14
Finishing Touches	17
Project Management	19
Other Services	21
Contact	23





Introduction.

The team at FK Interiors is unique. Not only do we have experience of furnishing properties, but also in letting and managing them. For more than 30 years, FK Interiors has worked closely with the Lettings and Management teams within Finders Keepers who each provide us with invaluable feedback as to what applicants / tenants want, as well as what furnishings work well in rental properties over time. We know how best to furnish properties to let and to last.

These requirements change, as does the rental market, so to be successful, we need to stay on top of the interior design trends that appeal to tenants. To help you maximise your rental income, we understand how to attract the best tenants and how to make your property stand out, which underpins charging a premium rent.



What we do.

OUR WORK CAN INCLUDE THE FOLLOWING:

- The supply and installation of new furniture accessories / soft-furnishings
- New flooring (carpets and vinyls)
- New window treatment (curtains and blinds)
- New lighting

Regardless of whether your property is furnished or unfurnished, it is essential that you ensure the interior is eye-catching for prospective tenants. We will advise when items reach the end of their life-span.

WE WILL ALWAYS RECOMMEND REPLACING:

- Worn-out or stained carpets.
- Curtains that look tired, stained or are ill-fitting (or maybe don't offer black-out coverage in bedrooms or are not practical for the room they're in, e.g. kitchens and bathrooms).
- Furniture if it is old, worn or damaged.
- Dusty or dated light shades.

These can all make a huge difference to the appeal of your property – all of these aspects of furnishing, however small, could be letting your property down.

IF YOU TAKE OUR ADVICE, WE ARE CONFIDENT THAT YOU CAN ACHIEVE:

- Increased no. of applicants interested in your property.
- Tenants who are more likely to pay premium rents.
- Tenants who, once they've moved in, are more likely to look after your property.
- Tenants who are more likely to want to stay at the property, which will in turn reduce any void periods.



Flooring.

In order to avoid replacing flooring more than necessary, quality flooring is essential.

Not only will FK Interiors recommend which flooring product would be the best option in each room of your property, but you can rest assured we will always get costs for every job from multiple contractors in order to ensure we secure you the best possible price.

Our trusted and reliable contractors are our experts and they regularly update us on new products and recommended flooring options.



CARPET

We generally recommend an 80/20 wool mix carpet for the following reasons:

- Harder wearing than man-made carpets.
- Resists the dirt more (making them easier to keep clean with regular vacuuming).
- The pile doesn't flatten as quickly as it does with synthetic carpets.
- More comfortable under foot.

We can also offer costs for a man-made synthetic polypropylene carpet and our experts have advised us on which polypropylene carpets are the best quality and offer the best value for money.

Depending on the wear, synthetic carpets do have a shorter life-span than wool mix carpets (maybe 7 years instead of 10) but they are acceptable in some properties and they do have stain resistant warranties and are more resistant to carpet moth.



HARD FLOORING

- Laminate flooring should be avoided if possible – it scratches much more easily than other hard floors. And if it gets wet, it lifts.
- Engineered wood panels are harder wearing and can be sanded down and re-sealed to increase longevity.
- LVT (luxury vinyl tile) is equally hard-wearing but with the added value of being more resistant to moisture (and therefore more practical in kitchens bathrooms), and it can be used to create different looks with either a wood-effect plank or a stone-effect tile.
- Cushioned vinyl flooring offers a good low-cost alternative for smaller kitchen and bathroom spaces.



ADDITIONAL FACTORS FK INTERIORS WILL CONSIDER WHEN CHOOSING FLOORING FOR YOUR PROPERTY:

- **WHICH ROOM REQUIRES FLOORING**

We would suggest carpets in bedrooms for comfort and warmth; vinyl flooring (such as cushioned vinyl or LVT) in kitchens and bathrooms for practicality as these are both hard-wearing and hygienic; and carpet, LVT or engineered wood for reception areas such as hallways living rooms

- **HIPPO MATTING OR COIR**

This should be installed at front doors to protect interior flooring

- **CARPET MOTH**

If this is prevalent / likely in your area you should use carpets with moth guarantees or polypropylene carpets to reduce infestation of carpet moth

- **COLOUR**

Light coloured carpets should be avoided - darker colours (but not too dark) and mottled carpets are much more forgiving.

All of these considerations, along with our history of tried and tested flooring alternatives and the expertise of our contractors, mean our offerings are always individually collated to best suit your property and your budget and we will opt for the most appropriate flooring for your property.

TOP TIP: CARPETS LOOK LIGHTER ON A LARGER SCALE SO BE CAREFUL IF SELECTING FROM A WEBSITE OR SAMPLE BOOK.

Window treatment.

FK Interiors offer a wide range of window treatment options to suit all styles of windows. Let us use our knowledge and experience of which options work best in each room to guide you.

We can provide bespoke, hand-made curtains and blinds, custom-made and installed by local professionals, in any number of fabrics from a wide range of fabric houses, ordered in

specifically for each property. This is often considered to be most suited to larger properties, or where the window is an unusual shape.

Alternatively, we can order made-to-measure curtains and Roman blinds from national trade suppliers who offer great value and quick lead-times. These are measured and made specifically to our requirements and then installed by our local contractors.



WHAT WE CAN OFFER.

TOP TIP: THE MOST IMPORTANT THING WITH WINDOW TREATMENT IS TO GET IT RIGHT FIRST TIME. DON'T LET INCORRECT MEASUREMENTS OR LACK OF BLACK-OUT COVERAGE LEAD TO ADDITIONAL COSTS LATER. LET OUR KNOWLEDGE AND EXPERTISE OF WHAT WORKS WELL IN EACH ROOM GUIDE YOU TO MAKE THE RIGHT CHOICE FOR YOUR BUDGET AND YOUR PROPERTY.

ROMAN BLINDS

- Curtains and Roman blinds are popular choices for reception rooms and bedrooms. They are the most impressive - and often most practical - solution.
- They offer the opportunity to add colour, texture and interest to rooms.
- We will always recommend the best possible lining for each individual window / room (sateen, black-out, thermal, bonded interlining etc.).
- Curtains are more costly as they use the most fabric and lining, and you will need to include tracks or poles, but they are the most practical for full-length windows or patio doors.

TOP TIP: ROMAN BLINDS LOOK REALLY SMART AT SILL-LENGTH WINDOWS AND ARE LOWER COST THAN CURTAINS AS THEY USE LESS FABRIC, LESS LINING, AND DO NOT REQUIRE A TRACK OR POLE.



WE ALSO OFFER THE FOLLOWING ALTERNATIVES:

WOODEN VENETIAN BLINDS, PERFECT-FIT ALUMINIUM BLINDS AND FAUX WOOD

- Venetian blinds offer daytime privacy for ground floor or overlooked windows.
- We recommend light-coloured, wide slats to let in reflect as much light as possible.
- Faux wood blinds in particular are incredibly practical. They are hard-wearing, don't warp like wood, are easy to clean, and are mould rust resistant – making them particularly suitable for rooms with high moisture contents such as kitchens bathrooms. They also look smart, and offer fantastic value for money.

TOP TIP: VENETIAN BLINDS ARE NOT SUITABLE FOR BEDROOMS AS THEY LET IN TOO MUCH LIGHT AND TENANTS OFTEN REQUIRE BLACK-OUT COVERAGE IN BEDROOMS

ROLLER BLINDS

- These are practical, hard-wearing and offer great value for money.
- Available in a huge range of plain colours or patterns, and all with standard, black-out or UPVC water-resistant coatings (making them a good choice in rooms with high moisture content).
- Black-out roller blinds can be used as a lower-cost alternative in bedrooms and they come in a wide range of attractive colours and patterns.

TOP TIP: VOILE ROLLER BLINDS CAN BE INSTALLED BEHIND ROMAN BLINDS IF ADDITIONAL PRIVACY IS NEEDED





Furniture.

The most important thing to consider when choosing furniture for your rental property is this: Beware False Economies!

We understand the desire to furnish on a low budget, however, low-cost furniture is not manufactured for longevity and will need replacing on a regular basis.

TOP TIP: YOUR RENTAL PROPERTY IS A LONG-TERM INVESTMENT, IF YOU BUY CHEAP, YOU WILL MOST LIKELY BUY TWICE (AT LEAST!) OVER TIME AND TENANTS MAY NOT LOOK AFTER IT LIKE YOU WOULD.

WHY CHOOSE US TO FURNISH YOUR PROPERTY?

- 
- When furnishing a rental property, we do so with the aim of it lasting between 7-10 years (though additional factors impact this, such as the no. of tenants, location of the item etc.).
 - Consideration is given to the type of property, the location of the property, the likely tenant, and the no. of tenants that will live in the property when choosing each and every furniture scheme.
 - Our furniture is fully assembled, NOT flat-pack. Only large items such as wardrobes and beds are 'knock-down' to allow them to be moved into a property with ease, and only require minimal assembly on site.
 - Products are sourced direct from the manufacturers or trade suppliers, securing better quality products at lower prices than you'd find on the high-street.
 - We use manufacturers who produce 'hotel-standard' furniture which is proven to last longer.
 - We have many items (sofas, armchairs, upholstered headboards) custom-made to our size specifications and to tie in with a certain furnishing scheme.
 - Our sofa manufacturer builds furniture for us that is specifically tailored to the rental market, with strong timber frames and foam inners (rather than feather) to ensure your sofa looks as good after numerous tenancies as it did at the start.
 - The upholstery fabrics we select are deliberately designed to last, e.g. we only use fabrics with a Martindale Factor of over 30,000 (also known as a rub test, with each 'sit down' being classed as a rub).

Lighting.

Often overlooked, lighting is a vital part of the furnishing of a property. A well-furnished property can be let down by old, tired, or inappropriate lighting.

PRACTICAL CONSIDERATION NEEDS TO BE GIVEN TO:

- What purpose the lighting has in each room
- What type of light fitting will achieve that
- The visual impact of that lighting to the appeal of the property
- Safety requirements in each room (moisture levels in bathrooms and kitchens need minimum standards of light fitting)
- Energy efficiency

Don't overlook the impact of lamps in all rooms too. Bedside lamps in bedrooms, desk lamps in home-offices, or floor-standing lamps in living rooms all create an ambient level of lighting when ceiling lighting is not required, as well as offering differing levels of light for different activities.

We can source a wide range of light fittings, light shades and lamps all direct from our trade suppliers, allowing us to offer lighting solutions at much lower prices than you'd find on the high street.

Of particular importance in rental properties, FK Interiors will always arrange for a fully-qualified electrician to install our lighting.









Finishing touches.

Not only do the basics such as flooring and window treatment need to be done well, but you can also make a property look far more appealing just by adding some relatively inexpensive 'finishing touches' such as artwork, scatter cushions, lamps etc.

TOP TIP: YOU WOULDN'T LEAVE THE HOUSE WITHOUT ACCESSORISING, SO DON'T FORGET ABOUT THE FINISHING TOUCHES IN YOUR RENTAL PROPERTY

This is often the smallest and lowest-cost element of a furnishing project and is often overlooked. But it can also be the most important element, bringing a room to life. Lamps, cushions, artwork and bed throws all help to create a final 'wow' factor, tying a project together with a continuous accent colour throughout (which is particularly important when marketing a property).

Small attentions to detail make a property really feel like a home, and in rental properties it can be this feeling that makes a tenant treat and respect a property as if it were their own home.

Remember that your target market will probably first see your rental property on a website, and often just on a small piece of technology such as their phone, so the marketing photos of your property really need to stand out and catch their eye. These finishing touches are essential to set your property apart.

This is best demonstrated in the two photos opposite. These pictures show the same room in the same property. The left showcases the room without any finishing touches, and the right shows the same room how we would recommend it to be furnished – with the inclusion of items such as lamps, artwork, scatter cushions etc.



TOP TIP: THE LONG-TERM IMPLICATIONS COSTS OF NOT SPENDING A SMALL AMOUNT OF ADDITIONAL MONEY ON FINISHING TOUCHES MAY ACTUALLY BE FAR GREATER THAN YOU'D FIRST IMAGINE. OUR EXPERIENCE HAS TAUGHT US THE BEST PRESENTED PROPERTIES WILL ATTRACT THE BEST CALIBRE AND BEST RENTAL VALUES.



Project Management.

As part of Finders Keepers 360° service, FK Interiors offers a complete design **and** project management service. Just as Finders Keepers are experts in Letting and Managing rental properties, FK Interiors are experts in furnishing rental properties. Our priority is to maximise the impact of your investment by presenting your property in the best possible and most cost-effective way, but we also work hard to minimise the time and effort required by you.

We take the hassle out of furnishing your rental property and we have the inside knowledge of letting and management.

YOU WON'T NEED TO:

- Worry about devising a furnishing scheme that is both appealing, practical (not necessarily your own personal taste) and affordable
- Search the internet for the best deals or for retailers that have everything in stock
- Place various orders from numerous suppliers
- Wait in for all the deliveries to arrive (or store those deliveries if you are waiting for a void period in your rental property)
- Waste precious time coordinating the necessary trades (flooring contractors, handymen, electricians etc.)
- Remove and dispose of old furniture or any packaging (the cost of which is often overlooked)
- Worry about damage to the property when carrying out the installation

FK Interiors will factor all of that into every estimate, with no hidden costs, and do all of this for you.

INCLUDED IN EVERY ESTIMATE, WE WILL:

- Source all products from various trade suppliers
- Find / negotiate the best prices
- Place all the orders
- Chase all deliveries
- Receive all deliveries to our own warehouse prior to installation
- Deliver everything to your property
- Assemble all furniture (where required)
- Position all pieces in the best location
- Take away all of the packaging (and old furniture if required)



Other Services.

FURNITURE PACKAGES TO RENT.

In partnership with a team of furniture rental experts, we are also able to facilitate the rental of furniture for use in any FK property – this is particularly useful for tenants who find their dream property with us but who require it to be furnished for the duration of their tenancy. Simply let us know what items of furniture you require in each room and for how long, and we will generate costs for you to rent that furniture. Packages are entirely flexible and can be individually tailored to meet your requirements. Once costs are agreed, the team will arrange their professional installation service within excellent timescales, often in just a matter of weeks.

INTERIOR DESIGN.

For more than 30 years FK Interiors has created bespoke furnishing schemes for private clients. Our team are specialists in a range of skills from designing furnishing schemes, sourcing great value products from trade suppliers, project management and dressing properties. The result is a team with pervasive trade contacts, creativity and lateral thinking to transform your home. Working together, we can provide the expertise to turn your interiors dreams, however large or small, into reality.





Contact

For further information or to arrange a free, no-obligation consultation, please contact us on:

01865 302339
interiors@finderskeepers.co.uk
finders.co.uk/interiors

FK Interiors
Finders Keepers
114 High Street
Witney
OX28 6HT

We look forward to meeting you.





PROPERTY. PROPERLY.

finders.co.uk/interiors

North Oxford

226 Banbury Road, OX2 7BY
T: 01865 311011
north@finderskeepers.co.uk

Banbury

3 Horse Fair, OX16 0AA
T: 01295 276766
banbury@finderskeepers.co.uk

FK Shared Lettings

27 St Clements, OX4 1AB
T: 01865 260111
fksl@finderskeepers.co.uk

East Oxford

122 London Road, OX3 9AX
T: 01865 307207
east@finderskeepers.co.uk

Bicester

24 Market Square, OX26 6AD
T: 01869 329530
bicester@finderskeepers.co.uk

FK Renovations

114 High Street, Witney, OX28 6HT
T: 01865 595866
renovations@finderskeepers.co.uk

Central Oxford

22 Park End Street, OX1 1HU
T: 01865 297999
central@finderskeepers.co.uk

Witney

114 High Street, OX28 6HT
T: 01993 700150
witney@finderskeepers.co.uk

FK Interiors

114 High Street, Witney, OX28 6HT
T: 01865 578515
interiors@finderskeepers.co.uk

Abingdon

1 Vineyard Chambers, OX14 3PX
T: 01235 535454
abingdon@finderskeepers.co.uk

Woodstock

16 Oxford Street, OX20 1TS
T: 01993 848090
woodstock@finderskeepers.co.uk

FK Sales

226 Banbury Road, OX2 7BY
T: 01865 302314
sales@finderskeepers.co.uk

Sales: Finders Keepers, FK Sales and Flowers Estate Agents are trading names of Countrywide Estate Agents Limited, Registered in England Number 00789476. Registered Office Witan Gate House, 500-600 Witan Gate West, Milton Keynes, MK9 1GF. **Lettings:** Finders Keepers is a trading name of Countrywide Residential Lettings Limited, Registered Office Witan Gate House, 500-600 Witan Gate West, Milton Keynes, MK9 1GF. Registered in England Number 02995024. Countrywide Residential Lettings Limited is a member of and covered by the ARLA Propertymark Client Money Protection Scheme. Countrywide Residential Lettings Limited is an agent and subsidiary of Countrywide Estate Agents Limited, Registered in England Number 00789476, Registered Office: Witan Gate House, 500-600 Witan Gate West, Milton Keynes, MK9 1GF. VAT number 500 2481 05.