



PINNACLE[®]
letting agents



Property Management Price Book



Property Management Price Book

Painting

Room/item	Painting (inc. ceiling)	Painting (just walls)
Small box room	£85 - £95	£70 - £80
Average room	£110 - £230	£80 - £105
Large room	£130 - £150	£120 - £130
Small room	£75 - £100	£50 - £75
Small kitchen	£80 - £90	£60 - £70
Average kitchen	£95 - £105	£80 - £90
Large kitchen	£120 - £135	£100 - £110
Small bathroom	£50 - £80	£40 - £60
Average bathroom	£60 - £100	£50 - £80
Large bathroom	£75 - £120	£60 - 100
Door	£50	

Electrical (inc. VAT) - standard call-out £40

Fans	Standard	Humidistat
Straight swap	£65	£85
New	£165 - £220	£185 - £250
Swap wiring needed	£25 - £45	£25 - £45

	Smoke	Heat
Grade D - 3 smoke, 1 heat interlinked	£370 - £440	N/A
Straight swap	£65	£75
Wire in new	£95	£105

Light switch (swap)	£45	N/A
Socket	£45	N/A
Light pendant	£45	N/A
Swap enclosed light in bathroom	£65 (LED £85)	N/A

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Furniture

Mattress	Economy	Deluxe
3'0	£50 (FS)	£90 (FS)
4'0	£80 (FS)	£130 (FS)
4'6	£80 (FS)	£130 (FS)
5'0	£105 (FS)	£160 (FS)

Divan Bed	Economy	Deluxe
3'0	£80 (FS)	£120 (FS)
4'0	£110 (FS)	£170 (FS)
4'6	£110 (FS)	£170 (FS)
5'0	£145 (FS)	£199 (FS)

Pest Control

Mice up to 3 visits	£55
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Rubbish Removal

Rubbish removal PB	£5 per bag + £40 call-out charge
Garden clearing PM	£50 upwards depending on pictures

Cleaning

Room	Light Clean	Medium Clean	Deep Clean
Kitchen	£20	£35	£50
Bathroom	£15	£30	£40
Bedroom	£10	£20	£35
Oven	N/A	N/A	£45
Hall, stairs, landing	£15	£25	£40

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Drains

Unblock drain	From £65
Simple internal	£45 - £65
Simple external	£45 - £65

General Plumbing

Unblock toilet	£50
Fix tap, washer	£48 - £55
Replace sink mixer	£130
Bath mixer tap	£130
Fix toilet flush	£65 - £70
New toilet seat	£55
Shower hose/head	£50 - £70
UPVC window handle	£55 (with fitting)

Crwys Electrics Ltd

Tumble dryer	£249
Washing dryer	£439
Washing machine	£289
Hoover	£45
Dishwasher	£349

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General Maintenance

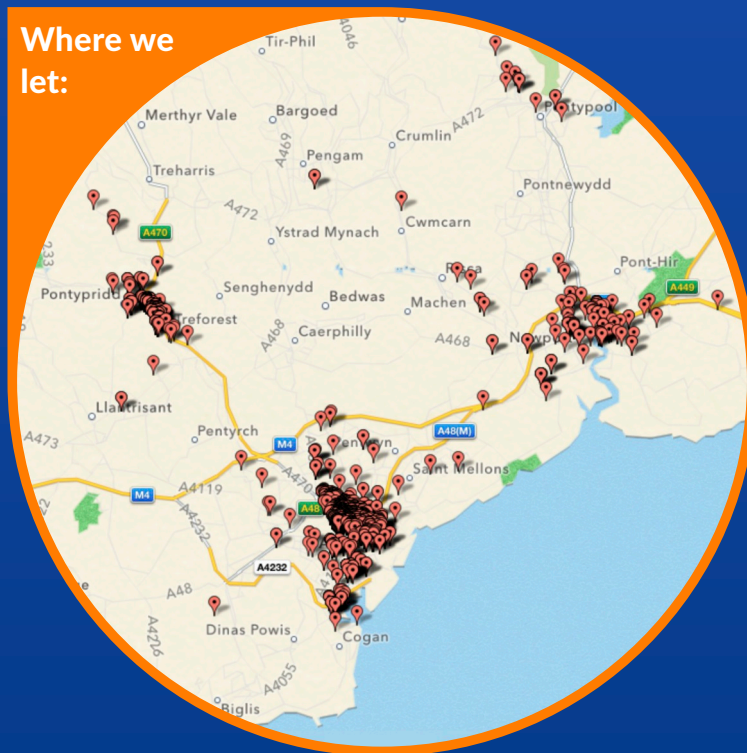
Blind Replacement	Tilt & Turn	Bay
Roller	Measurements needed	Measurements needed
Vertical	Measurements needed	Measurements needed
Venetian	Measurements needed	Measurements needed
Locks (PVC)	(Not lockout)	
Replace lock	£80 - £190 (depending on standard or special order)	
Slam shut	£75 - £165 (extra in new handles)	
Thumb turn	£65 - £85 (£3 extra per key)	
Locks (wooden door)	(Not lockout)	
Night latch	£50 - £70	
Euro thumb turn	£65 - £85	
Doors	From £150	
Fire door	£190 - £210	
Door closer	£50 - £65	
Plaining door	£40 - £60	
Intumescent strips and smoke seals	£40 to replace/£75 cut into door	
Fireproof meter cupboard x 1	£70 (£120 if there is no cupboard)	
Fireproof entire under stairs	£90	
Sealing bath	£60 - £70	
Sealing shower cubicle	£45 - £55	
Guttering		
Replace PM	£30 (if ladder access - more with scaffolding)	
Replace PM (inc. fascia)	£45 - £70 (if ladder access)	
Clear	£30 - £60	



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www.pinnacle-landlords.co.uk

Where we
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Gwasanaeth Cymraeg Ar Gael

