Dear Mr Stephens,

Thank you again for inviting me to carry out the market valuation on your property.

It was a pleasure meeting Theodora and your lovely little one, we would be very excited to assist with the sale of the apartment and feel well positioned to be the agent to find you a buyer.

Following our valuation, I am pleased to confirm that, in my opinion, the property's current market value is in the region of **£600,000 to £625,000.**

Following our earlier discussion, I would recommend we commence marketing at **£625,000**. This price point is designed to attract the right level of buyer interest early, while giving us the best opportunity to negotiate strongly once we have real market feedback. Dependant on the feedback, we would discuss launching to the online portals a Offers in Excess of £600,000.

I confirm that we are currently offering a sole agency commission rate of **2% plus VAT,** which, at a sale price of **£625,000**, would be **£15,000 inclusive of VAT**. We work on results — therefore, if we do not find you a buyer, **No Sale, No Fee** will apply.

Yours sincerely,

Elly Stevens