

YOUR GUIDE TO



# RENOVATING A BUY-TO-LET

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- A background image showing a room undergoing renovation. There are wooden ladders, a metal ladder, and various construction materials scattered on the floor. An open doorway leads to another room.
- 1 Cost-Effective Renovation Tips
  - 2 Attract Quality Tenants
  - 3 Maximise Rental Yield
  - 4 Avoid Common Pitfalls

OUR GUIDE TO HELP  
YOU **RENOVATE** YOUR  
BUY-TO-LET



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## Introduction

Renovating a rental property is a crucial step in maximising rental yield, attracting quality tenants, and ensuring long-term investment success. This guide will walk you through the key areas to focus on when refurbishing a buy-to-let property, helping you make smart, cost-effective decisions while avoiding common pitfalls.



## Setting Your Budget & Goals

- Know Your Market – Research rental demand and property values in your area.
- Define Your Tenant Profile – Families, professionals, students – each will have different expectations.
- Set a Budget – Balance quality with cost to ensure strong returns.
- Expected Costs – A standard refurbishment for a buy-to-let typically costs between £10,000–£25,000, depending on the size of the property and level of work required.



## Flooring & Carpets

- Durability is Key – Use hard-wearing carpets in bedrooms and high-traffic areas. Avoid cheap, thin carpets. (£1,500–£3,000 for a typical two-bed house)
- Laminate or LVT for Living Spaces – Easy to clean and more durable than traditional wooden flooring. (£1,200–£2,500)
- Tiling in Kitchens & Bathrooms – Waterproof and long-lasting. (£500–£1,500 per room)
- Avoid Common Pitfalls – Cheap flooring wears out quickly, leading to higher maintenance costs.







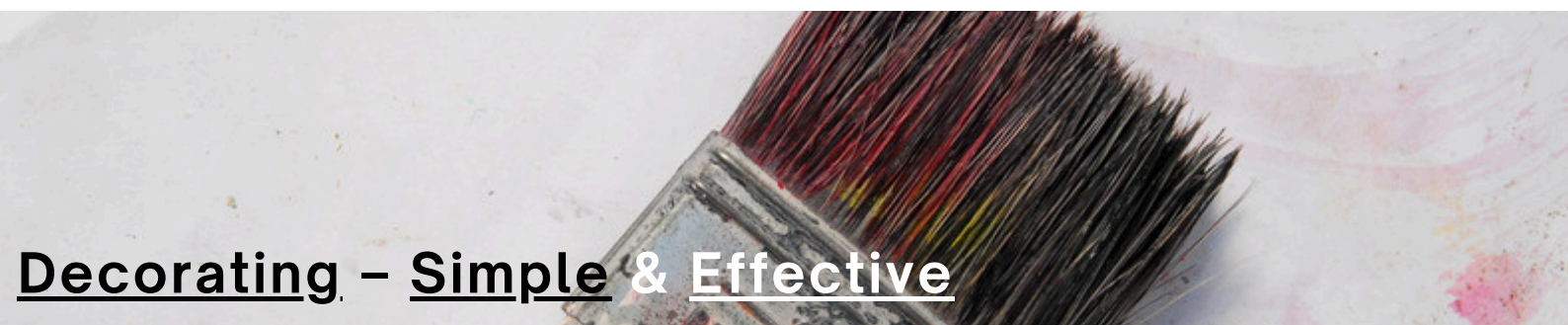
## Kitchen – The Heart of the Home

- Keep It Neutral – Avoid personal styles; tenants prefer simple, modern finishes.
- Durable Worktops – Laminate worktops offer affordability and resilience.
- Integrated or Freestanding Appliances? – Integrated looks more high-end but costs more to replace.
- Storage Matters – More cupboard space increases appeal.
- Expected Costs – A new kitchen typically costs £3,000–£7,000, depending on size and quality of materials.
- Avoid Common Pitfalls – Skimping on storage or cheap materials can deter tenants.



## Bathroom – Clean & Functional

- White Suites Only – Timeless, easy to replace, and universally liked.
- Shower Over Bath – Provides flexibility for all tenant types.
- Wall Panels Instead of Tiles – Low-maintenance and modern-looking.
- Extractor Fans Are a Must – Helps prevent damp and mould.
- Expected Costs – A standard bathroom renovation costs £2,500–£5,000.
- Avoid Common Pitfalls – Poor ventilation will cause serious mould build-up.



## Decorating – Simple & Effective

- Neutral Colours – White, grey, and light beige keep spaces feeling bright and open.
- Matte Over Gloss – Hides imperfections better, especially in high-traffic areas.
- Feature Walls? – Optional but can add a modern touch if done subtly.
- Expected Costs – Painting and decorating a two-bed home can range from £1,500–£3,000.
- Avoid Common Pitfalls – Bold colours or poor-quality finishes can make a property harder to rent.



## Additional Considerations

- Energy Efficiency – LED lighting, efficient heating, and good insulation.
- Safety & Compliance – Smoke alarms, carbon monoxide detectors, and EICR checks.
- Storage Solutions – Built-in wardrobes and shelving add value.
- Expected Costs – Miscellaneous costs (electrics, heating, compliance) can add another £2,000–£5,000.
- Avoid Common Pitfalls – Ignoring safety regulations can result in fines or legal issues

## Conclusion

Renovating your buy-to-let property with a tenant-friendly approach ensures quicker lettings, fewer void periods, and long-term returns. By focusing on durable, practical, and cost-effective upgrades, you'll attract quality tenants and increase your property's market value.

This guide covers the core areas of a rental refurbishment, but there may be additional factors to consider, such as structural work, external areas, and garden maintenance, depending on your property's condition. Ensuring a well-rounded renovation plan will help you maximise your investment.

## About Rosemoor

At Rosemoor Properties, we specialise in supporting landlords with a seamless and stress-free property management experience. From accurate rental appraisals to full-service management, we're here to maximise your rental income while minimising the hassle. Our full management package is just 10% of the monthly rent, with **no upfront costs**, ensuring you get the best returns without the worry. We also handle everything from routine maintenance to full refurbishments, so you can relax knowing your property is in capable hands.



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