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Property Investment Advice for Professionals

Refurbishing Studios and Small 1 bedroom flats Bathrooms

Use a shower as opposed to a bath – with minimal space used more of your budget can be used to 'upgrade' the furnishings.

Use shower panels, or recessed chrome thermostatic mixers to create an illusion of opulence, the retail prices shown here are public prices, trade purchases can be made at up to 50% lower –



Retail Price £235



junwel

Retail Price £339

Your market for studios and small one beds is more likely to include younger renters/buyers. This means that it makes sense to keep your refurbishment in a more 'modern' style. This is advantageous as fittings are more readily available and consequently an illusion of expense can be created cheaply.

Fully tile all bathrooms without an external window and any small bathrooms. If you intend to rent a flat this will reduce maintenance long term and if you don't buy the cheapest tiles (remember we are concentrating on small bathrooms) it can increase the desirability for rental and therefore the rental income. Remember to include for an extractor, if necessary, and recessed lighting, where possible.

Always try to redesign a bathroom keeping the toilet in the same place, waste pipes are hard to hide! If the existing layout works don't change it, just upgrade it. If you have a very small bathroom, look at cloakroom suites or corner basins to maximise space. If you have a good plumber, think about wall mounting units and taps.

Floor tiles look more expensive than either roll vinyl or laminate (common favourites of cheap developers). In a small area floor tiles do not have to be expensive to improve appearance. Tiles are also more durable than other materials providing low long term maintenance worries.

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