

# MINI MAG

JANUARY ISSUE

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# Here comes 2021...

Are you making some New Year's Resolutions for 2021? Here are some (believable) facts about resolutions which we all claim to keep!

## How many people set New Year's Resolutions?

YouGov found from a survey that 25% of Brits claimed to make some New Year's Resolutions for themselves for 2019. But just how many claimed they kept the resolutions?

- 24% claim they managed to keep all of their resolutions!
- 47% claim they have managed to keep some of them...
- 28% said they didn't manage to keep any!

So what do you think are the most common New Year's Resolutions found? We've done some digging, and here are the most common resolutions in Britain according to Statista...

- 47% of Britons surveyed said they have made a resolution to do more exercise/be fitter.
- 44% of Britons wanted to lose weight
- 41% wanted to improve their diet..
- 31% of Britons want to save more money
- 11% wanted to decorate/refurbish their home!

Wouldn't it be interesting to see how much value you think you can add onto your home with a new refurbished kitchen/bathroom? Why not get one of us at Groves round to have a look, give a realistic property valuation, and suggest the most effective ways to get the most value out of your home?

# FREE INSTANT ONLINE VALUATION

After some much needed time off over Christmas, after a hectic year, we're all ready to go in 2021, and aim for a much better year all round!

As with most markets, the property market was fairly up and down last year, and whilst the stamp duty holiday is coming to an end in March, our sales department continued to work very hard throughout November & December, and are looking forward to continuing into this year.

As always, for the lettings team, there are plenty of good quality applicants around, as long as the rental figure is priced accordingly.

So if you're considering letting out, or selling your property - why not use our free instant online valuation tool and see what your property could be worth in just 60 seconds!



SCAN ME



# OUR TOP TIPS FOR SELLING

SELLING OR LOOKING TO SELL? WE'VE GOT YOU COVERED



## 1) Warm your home

Especially now in the coldest months, a lit fire, or a warm home with the central heating on creates a really welcoming feel, so that people can appreciate the property to its best advantage.

## 2) Sense of smell

Light home cooking smells also help to create a welcoming feel to the property and helps people to remember a property if they are looking at several in a row. Baking bread, or a little vanilla essence in the oven is always a good idea.

## 3) Clean & tidy

You only get one chance to make a first impression so, whilst we don't want homes to look clinical, to be at their best is to simply declutter the property as much as possible which will also serve to make it look bigger.

## 4) Additional residents

Whilst everyone loves children and well-behaved cats and dogs, they only serve as distractions when people are viewing a property. Not everybody likes animals, or are sometimes allergic to them. The best thing to do is take pets and children out of the property and leave it to us!

## 5) Lighting

Where there are sometimes dark corners in a property or, as the nights are longer in the winter months, it is always nice to leave lamps on (rather than overhead lights) which creates an attractive ambience. This is particularly true with pelmet lighting in kitchens.

## 6) Ambience

When you're preparing a property for us to show people around, please open curtains and raise blinds to create as much natural light as possible, which will also help show the property to its best advantage. **Top tip:** flowers not only help the ambience of a property, but also make the property smell more appealing!



### Lime Grove

£1,050pcm

A lovely, well presented ONE BEDROOM second floor flat in a converted period house, located in the heart of the Groves within easy walking distance of New Malden High Street and STATION. EPC rating C.



### Durnsford Road

£1,198pcm

This lovely ONE BEDROOM apartment offers excellent storage, a BALCONY, private residents parking in a SECURE UNDERGROUND CAR PARK, and a modern fitted kitchen. EPC rating C.



### ELM ROAD

£1,795pcm

A FOUR BEDROOM split-level apartment located within easy access of New Malden STATION and HIGH STREET. EPC rating B.



### FAIRACRE

£1,395pcm

A newly redecorated 2 bedroom flat within the "Groves" area of New Malden, moments away from New Malden High Street and Station. EPC rating C.





# DIET FRIENDLY JANUARY RECIPE

TRY OUR DELICIOUS JANUARY DIET-FRIENDLY RECIPE, FOR A HEALTHY START TO THE NEW YEAR!

## EASY BURRITO FILLING

- 1 cup uncooked rice
- 1 cup salsa, homemade or store-bought
- 3 cups chopped Romaine lettuce
- 1 (15.25-ounce) can whole kernel corn, drained
- 1 (15-ounce) black beans, drained and rinsed
- 2 Roma tomatoes, diced
- 1 avocado, halved, seeded, peeled and diced
- 2 tablespoons chopped fresh cilantro leaves

### FOR THE CHIPOTLE CREAM SAUCE

- 1 cup sour cream
- 1 tablespoon chipotle paste
- 1 clove garlic, pressed
- Juice of 1 lime 1/4 teaspoon salt, or more, to taste

To make the chipotle cream sauce, whisk together sour cream, chipotle paste, garlic, lime juice and salt; set aside.

In a large saucepan of 1 1/2 cups water, cook rice according to package instructions; let cool and stir in salsa; set aside.

To assemble the bowls, divide rice mixture into serving bowls; top with lettuce, corn, black beans, tomatoes, avocado and cilantro.

.Serve immediately, drizzled with chipotle cream sauce.



### CHESTNUT GROVE      £1,150,000

A substantial four bedroom semi detached Victorian house with high ceilings, feature fireplaces and south facing garden. EPC rating D.



### CAMBRIDGE ROAD      £399,950

A FIRST FLOOR one bedroom period property with a PRIVATE GARDEN and located within a few minutes walk of the High Street and station. EPC rating E.



### LIME GROVE      £495,000

An outstanding, two double bedroom, first floor apartment in a lovely Victorian conversion (completed 2015) located in the heart of the "Groves". EPC rating C.



### KINGS AVENUE      £900,000

A superb FOUR bedroom TWO bathroom house in the popular "Malden Hill" area which has been beautifully modernised to provide excellent living accommodation together with OFF STREET PARKING and SOUTH FACING garden. EPC rating C.



# DRY JANUARY MOCKTAIL

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## INGREDIENTS

2/3 cup sugar  
1 big bunch of fresh mint leaves, around 3/4 cup  
2 1/2 cups freshly squeezed lime juice  
2 1/2 cups water  
1/3 cup freshly squeezed lemon juice  
3 limes, sliced  
Watermelon wedge for serving

## DIRECTIONS

To make the mint simple syrup, add the water, sugar and mint leaves to a saucepan and heat over medium heat. Whisk constantly until the sugar dissolves and the mixture comes to a boil. Let it bubble for a minute or so, then reduce the heat and let it cool completely. Remove the mint leaves before use.

Stir together the mint simple syrup, water, lime juice and lemon juice. Add the sliced limes and extra fresh mint leaves. Refrigerate for at least an hour. Stir before serving, and pour over ice. Garnish with extra limes, mint and watermelon wedges.

