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MINI MAG

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St Patrick's Day

Here are some fun facts we bet you didn't know about St Paddy's Day!



St Patrick wasn't actually Irish...

Patrick was actually born to an English Christian family, and what's more, as a child he didn't profess any interest in Christianity (according to classics professor Phillip Freeman).

Leprechaun's are likely based on Celtic fairies...

The red-haired, green-clothed Leprechaun is commonly associated with St. Patrick's Day. The original Irish name for these figures of folklore is "lobaircin," meaning "small-bodied fellow." Belief in leprechauns likely stems from Celtic belief in fairies—tiny men and women who could use their magical powers to serve good or evil. In Celtic folktales, leprechauns were cranky souls, responsible for mending the shoes of the other fairies.

St Patrick's Day used to be a dry holiday!

As you might expect, St. Patrick's Day is a huge deal in his old stomping grounds. It's a national holiday in both Ireland and Northern Ireland, but up until the 1970s, pubs were closed on that day. Before that time, the saint's feast day was considered a more solemn, strictly religious occasion. Now, the country welcomes hordes of green-clad tourists for parades, drinks, and perhaps the reciting of a few limericks.

Not everywhere hosts huge St Patrick's Day parades...

Not every city goes all-out in its celebratory efforts. From 1999 to 2007, the Irish village of Dripsey proudly touted that it hosted the Shortest Saint Patrick's Day Parade in the World. The route ran for 26 yards between two pubs.

FREE INSTANT ONLINE VALUATION

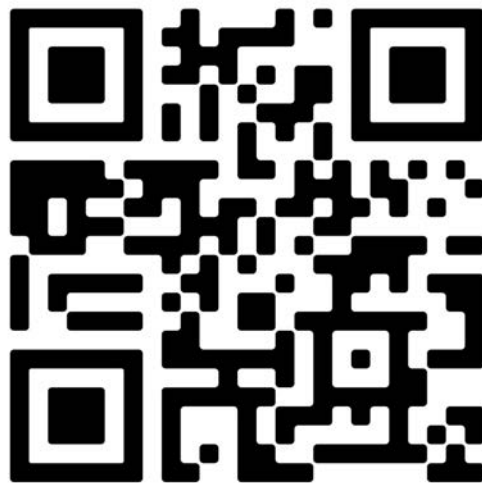
We've completed 2 months of 2021, managing to stay open despite the national UK lockdown, and the market's stayed strong!

Infection numbers are going down, the NHS are doing a remarkable job with the vaccine rollout, and with good weather & the announcement of a slow return to normality, things are definitely looking up!

With the end of the Stamp Duty Holiday lurking, and talks of it being extended for around 3 months, a lot of buyers and sellers will be left unsure of what to do regarding their move...

One idea we've been suggesting, would be for sellers to consider letting out their property. The lettings market has stayed strong, and as always we have plenty of good quality applicants ready to move, as long as the asking price is set at the right level.

So why not use our free online valuation tool to get a rough idea of what your property could be worth for letting - or drop us an email at maile@grovesresidential.com and one of us can come round and give you a more accurate figure.



SCAN ME

STEPS TO BECOMING A RESIDENTIAL LANDLORD



There are a number of reasons people become residential landlords. Often, it's because someone wants to do more with their savings and see property as a sound investment with a regular income.

1) Set - up costs

Finances matter, the numbers have to stack up. If you're going to obtain a buy-to-let mortgage, the lender needs to know about your income, and what rent you hope to achieve. They have to ensure that you can cover the costs. You'll probably have to pay for surveys too so they can be sure the house is worth what you think it is. Then there are the legal fees and the search costs. Many law firms who specialise in conveyancing will be able to give you an early indication of what your final bill will be.

2) DIY or use a Lettings Agency?

You could manage the property yourself, and some do as it helps to reduce costs, but you should ensure you are fully aware of the lettings legislation that could affect you - there are over 170 different types of lettings legislation! It would be wiser to use a lettings agency to find you a tenant and arrange the initial agreements. You can then keep on top of things for yourself. Certainly if you are a first time landlord it is advisable to hand over all the management to the agency. This will undoubtedly reduce the pressures on you!

3) Insurance

When you are renting out a property, you should obtain landlords insurance. This is because a home insurance policy will not cover you for what you need, and also because the right insurance will protect you, your property and your tenant. If you're taking out a mortgage to buy the property, your lender will insist that you have insurance. The costs of insurance will vary depending on the level of cover, such as personal liability, contents cover and buildings cover, and loss of rent cover. Speak with an insurer or a broker and be absolutely clear about what you need.



ANCASTER CRESCENT £2,795pcm

A lovely SEMI-DETACHED house located in a popular road within walking distance of Motspur Park Station. This property offers FOUR BEDROOMS and excellent downstairs space including a CONSERVATORY and OFF-STREET PARKING. EPC rating E.



CLEVELAND ROAD £2,200pcm

A beautifully presented FOUR BEDROOM and TWO BATHROOM family home set over three floors and located within walking distance from New Malden High Street and train station. EPC rating D.



ELM ROAD £1,650pcm

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



WESTBURY ROAD £1,250pcm

A fantastic ONE BEDROOM, purpose built GROUND FLOOR flat with a PRIVATE GARDEN. EPC rating D.

NATIONAL COCKTAIL DAY!

WE'VE FOUND THIS DELICIOUS
MOCKTIAL/COCKTAIL THAT CAN BE
SERVED AS EITHER, FOR EVERYONE
TO ENJOY ON MARCH 24TH...

(Virgin) Cucumber Gimlet

INGREDIENTS

- 1.5 oz soda water
- 4-5 slices of muddled cucumber
- 1 oz fresh lime juice
- 1 oz sugar syrup

For the garnish:

- Cucumber slice

To make the garnish:

Either 'roll' a thin cucumber slice, and put on a cocktail stick to serve as in the photo or...

Take a circular slice of cucumber, cut a sliver and place on the edge of the glass.



To begin, pour the soda water, lime juice, and sugar syrup into a cocktail shaker. Add the muddled cucumber, and shake.

Strain this into a rocks glass over crushed ice - add whichever garnish you prefer, and it's ready to serve!

If you're drinking spirits, add 50ml gin, and enjoy!



CHESTNUT GROVE £975,000

A superb FOUR bedroom TWO bathroom SEMI DETACHED family house with SOUTH FACING GARDEN, GARAGE and OFF STREET PARKING located in a central "GROVES" location. EPC rating D.



LIME GROVE £915,000

FOUR BEDROOMS, two bathrooms, a large REAR GARDEN and off-street PARKING - this period house offers fantastic accommodation as well a lots of charm and character and is located in the heart of the popular "Groves" area. EPC rating D.



ACACIA GROVE £440,000

A superb TWO DOUBLE bedroom apartment with a SOUTH FACING BALCONY and set within this private, gated development in the heart of New Malden. Also includes a GARAGE and PARKING. EPC rating D.



NORTHCOTE ROAD £525,000

A beautifully presented, TWO double bedroom period cottage with a STUNNING rear GARDEN; located within the "GROVES" with easy access to the STATION and High Street. EPC rating D.

LET'S CELEBRATE THE WOMEN IN OUR LIVES

Some important dates for
this month...

**Monday 8 March 2021 -
International Women's Day**

This is a global day celebrating women everywhere.

How to get involved:

- Support a women's charity
- Message your friend, mum, sister, auntie, grandmother, cousin
- Send some flowers to the women in your life!



Sunday 14 March 2021 - Mother's Day

Ever wondered why this falls on a different date every year?

This is because it coincides with Easter, which is different every year as it's determined by the lunar calendar. Mother's Day falls on the fourth Sunday during Lent.

Get the bouquet pre-ordered and don't forget to support your local businesses!

