



PRICE GUIDE

REGULAR CLIENT / AGENCY

End-of-Tenancy Cleaning

Flat-rate price guide

A simple, predictable pricing structure for regular and repeat work, with rates set by property size, furnishing level and number of bathrooms.

PRICING MODEL	PROPERTY TYPES	RATE BASIS
Client-specific flat rates	Unfurnished & furnished	Regular / repeat work

WHAT'S INCLUDED

Kitchen and listed appliances (fridge, freezer, single oven, extractor fan, microwave, dishwasher and washing machine), Bedrooms, Bathrooms and all fixings including the vent housings, dusting, moping, removing limescale (please see tier system where needed), venetian blinds, light shades and interior windows.

Final prices are based on the property being empty, accessible and ready for cleaning. Specialist or additional areas will be quoted separately where required.

02 Full rate tables	03 Additional charges & examples
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Regular Client Flat Rates

Choose the property size and number of bathrooms, then use the relevant furnishing table. All rates are client-specific flat rates for regular/repeat work.

Unfurnished Properties					REGULAR CLIENT
Property Size	1 Bathroom	2 Bathrooms	3 Bathrooms	4 Bathrooms	5 Bathrooms
1 Bedroom	£250	£295			
2 Bedrooms	£280	£325			
3 Bedrooms	£310	£355	£400		
4 Bedrooms	£340	£385	£430	£475	
5 Bedrooms	£370	£415	£460	£505	£550
6 Bedrooms	£400	£445	£490	£535	£580

Furnished Properties					REGULAR CLIENT
Property Size	1 Bathroom	2 Bathrooms	3 Bathrooms	4 Bathrooms	5 Bathrooms
1 Bedroom	£300	£345			
2 Bedrooms	£345	£390			
3 Bedrooms	£390	£435	£480		
4 Bedrooms	£435	£480	£525	£570	
5 Bedrooms	£480	£525	£570	£615	£660
6 Bedrooms	£525	£570	£615	£660	£705

Prices shown in GBP. Additional or specialist work is quoted separately.

Additional Charges & Notes

01

ADDITIONAL ROOMS

Bedroom - Unfurnished: £30
Bedroom - Furnished: £45
Bathroom: £45
Toilet Room: £30 (1 already included in the pricing)

02

CARPET CLEANING

Carpet cleans are quoted individually, starting from £50.

03

DIFFUSERS

Reduced from £8 to £6 per item. Perfect for leaving a lovely impression and smell for new tenants!

04

ADDITIONAL AREAS

Garages, balconies, conservatories, utility rooms, outbuildings or external storage areas may be quoted separately.

05

SPECIALIST REQUIREMENTS

Rubbish removal, heavily soiled appliances, specialist mould treatment, strong odours, biohazard concerns or unusual restorative cleaning requirements will be quoted separately.

AT-A-GLANCE COMPARISON

Key Flat-Rate Examples

Example Property	Unfurnished	Furnished
3 Bed / 3 Bath	£400	£480
4 Bed / 4 Bath	£475	£570
5 Bed / 5 Bath	£550	£660
6 Bed / 5 Bath	£580	£705

Prices are offered as regular-client flat rates. These rates are intended to support consistent repeat work while keeping pricing clear, predictable and easy to approve.