



**LANDLORD FURNITURE CO**

# ABOUT US

Dale served in the Parachute Regiment for nine years and after being sent to the world's hotspots including Iraq and Afghanistan, he left in 2007.

He is now a professional full-time landlord and entrepreneur based in Oldham.

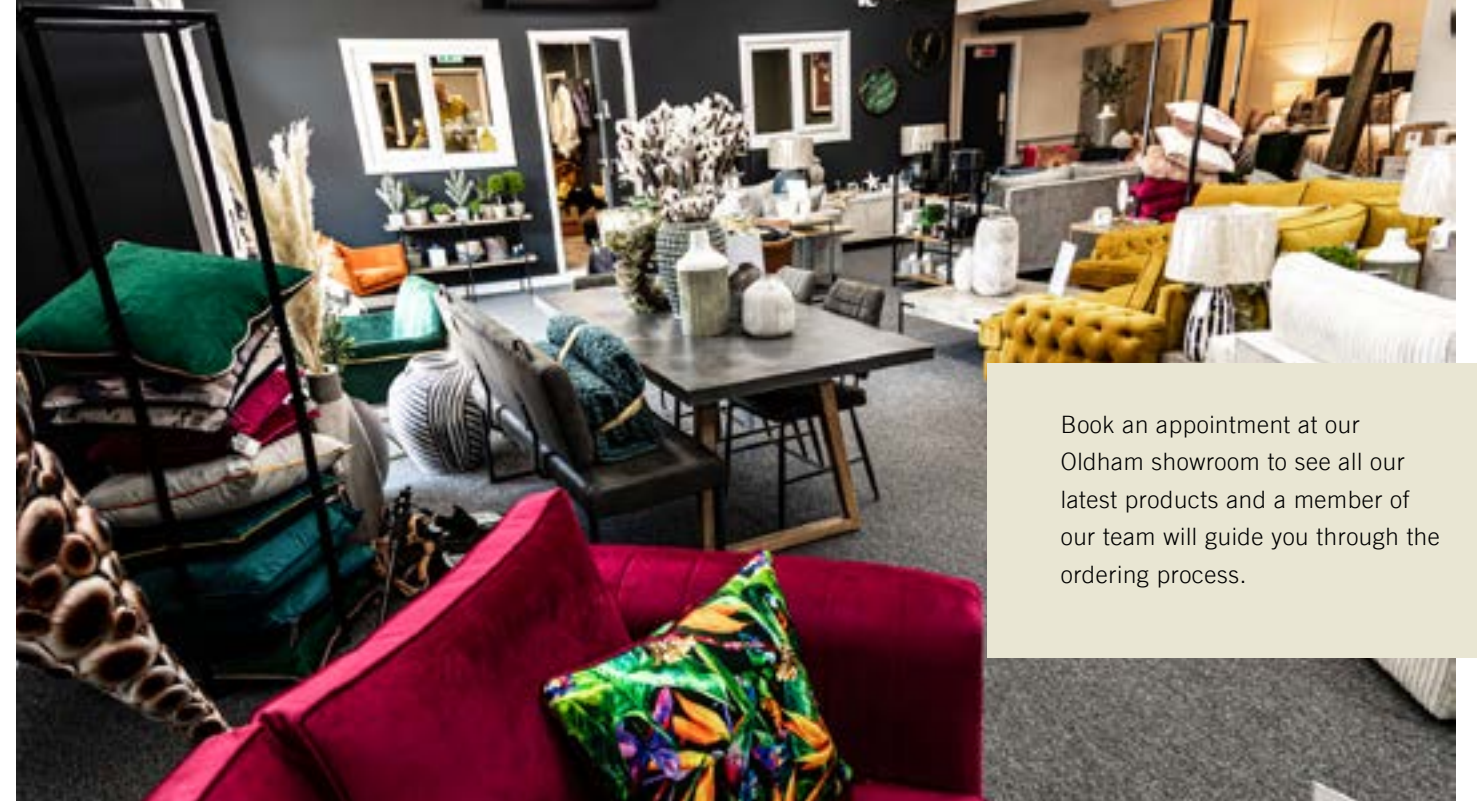
Dale decided to use his knowledge of the furniture industry and contacts from his already established sofa manufacturing business to source quality products direct from the manufacturers, he left the design ideas to his wife Lisa.

***The company was formed when Dale had finally had enough of wasting time and money on poor quality flat pack furniture for his own HMOs.***

Landlord Furniture Co is run by Dale and Lisa along with a fantastic Delivery and Sales team.



**DALE & LISA**  
Owner and Company Director



Book an appointment at our Oldham showroom to see all our latest products and a member of our team will guide you through the ordering process.



# WHY CHOOSE US?



## 01

**All our bedroom products are made right here in the UK and come with a 3-year warranty.** We use 18mm thick board and solid backs. Soft close hinges and reinforced metal drawer runners ensure your furniture will last for years to come.

## 02

**Our wardrobes and chest of drawers come on casters for simple manoeuvrability** if you wish to restyle the room.

## 03

**Our sofas are made in house,** we make standard sizes as well as bespoke models.

## 04

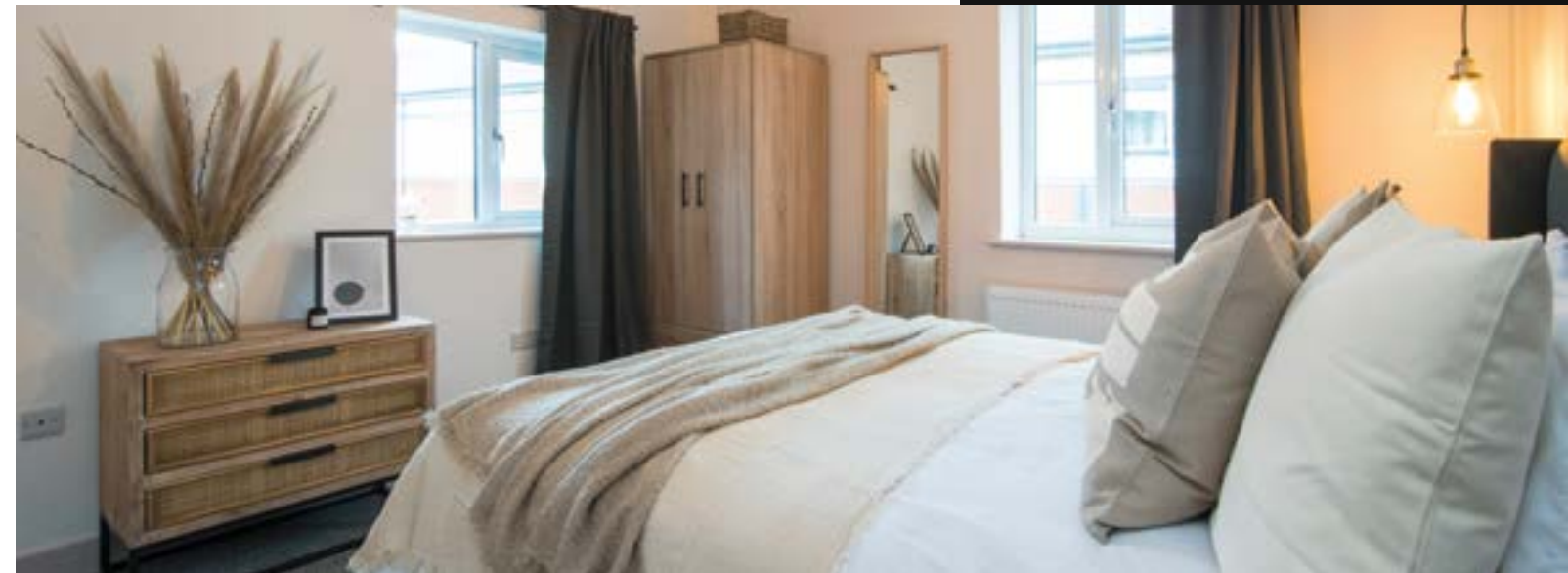
**Bespoke sizes available.** if you have a room with alcoves or space issues we can help, simply provide us with the measurements and we can make the furniture to fit your room.

## 05

**Want something higher end?** We pride ourselves on being able to bring Landlords Ideas to reality. With over 30 board combinations to choose from we can create a look which is totally unique to your property.

## 06

**Stuck for ideas?** Send us over your floor plans and any colour palettes and our team will offer you some inspiration and colour options.





# BESPOKE SERVICE

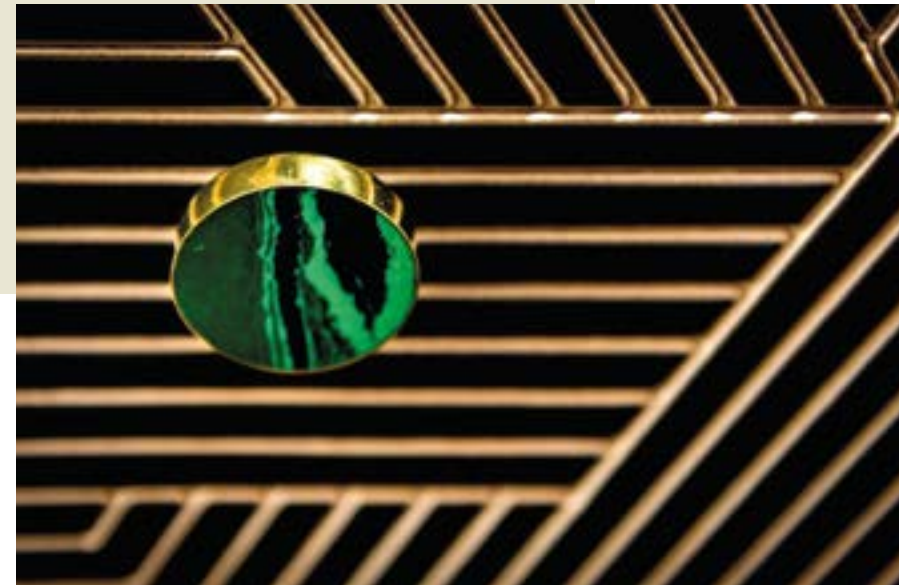
*We understand in some cases standard sizes won't work and we pride ourselves on making to bespoke dimensions.*

All of our sofas are made in house, so if a standard model won't fit, we can make it to your exact measurements. Are you struggling to find a solution to fit in an attic room or basement? We can make sofas into small, modular sections so they'll fit down narrow stairs or hallways.

Struggling with bedroom furniture? Why not build a chest of drawers into the wardrobe in smaller rooms, or make wardrobes taller to complement high ceilings? Send us your floor plans and a member of our team will advise you on the best solution and size options.



SOFAS  
MADE TO  
MEASURE



All bespoke items are charged at an additional 20% of the individual items cost. All bespoke items are non-refundable. The client is solely responsible for taking the correct measurements, if the measurements are wrong and the product needs to be remade the client may be liable for the cost of the new product and redelivery.

# PROFESSIONAL BEDROOM PACKAGE

**FIRST 5 BEDROOMS £720 + VAT PER BEDROOM**

Additional bedrooms are charged at £567+ VAT.

If you have a  
large order - please  
contact us for  
further discounts

## EACH BEDROOM PACKAGE INCLUDES



1 x bed with  
mattress and  
headboard



1 x double  
wardrobe  
(R2)



1 x chest  
of 3 drawers  
(CH3)



1 x bedside  
table  
(BS1)

We have dozens of colour combinations available. If you would like to create your own colour range, please contact the office on [info@landlordfurnitureco.co.uk](mailto:info@landlordfurnitureco.co.uk) or 0161 633 2651



## CONCRETE EFFECT





# CHARCOAL FLOW



# DARK CONCRETE

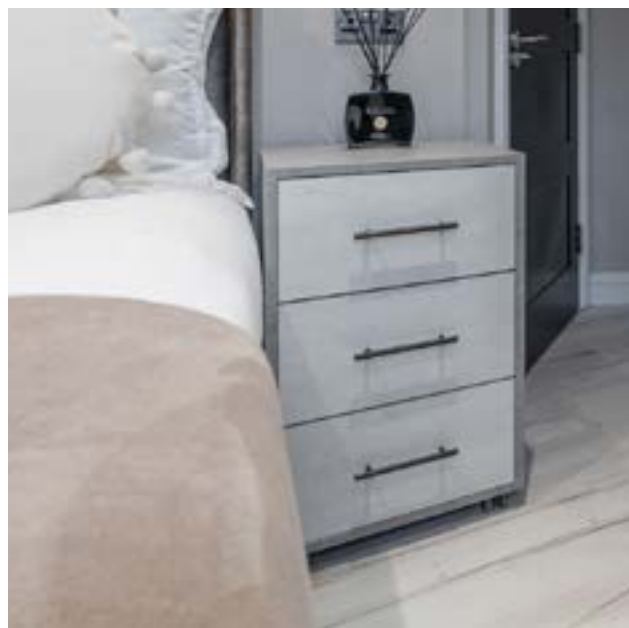




# CONCRETE & IRON FLOW



# CONCRETE AND SILK FLOW





# ROCKFORD LIGHT HICKORY & MATTE WHITE



# GREY SONOMA OAK AND INDIGO





# GREY SONOMA OAK AND FJORD GREEN



# GREY SONOMA OAK AND ANTIQUE ROSE





# GREY SONOMA OAK





# COLONIAL GRANGE OAK



# GREY SONOMA OAK AND FIR GREEN

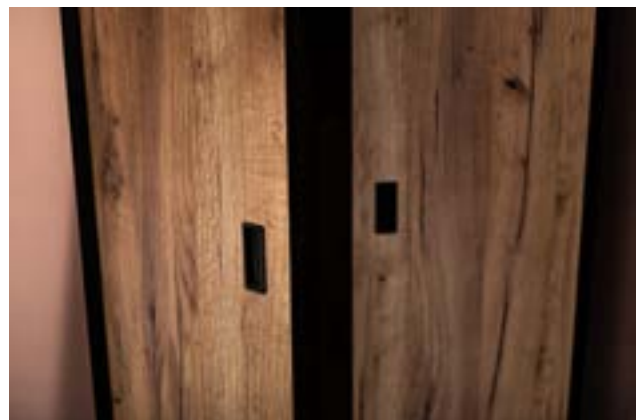


# DARK ARTWOOD



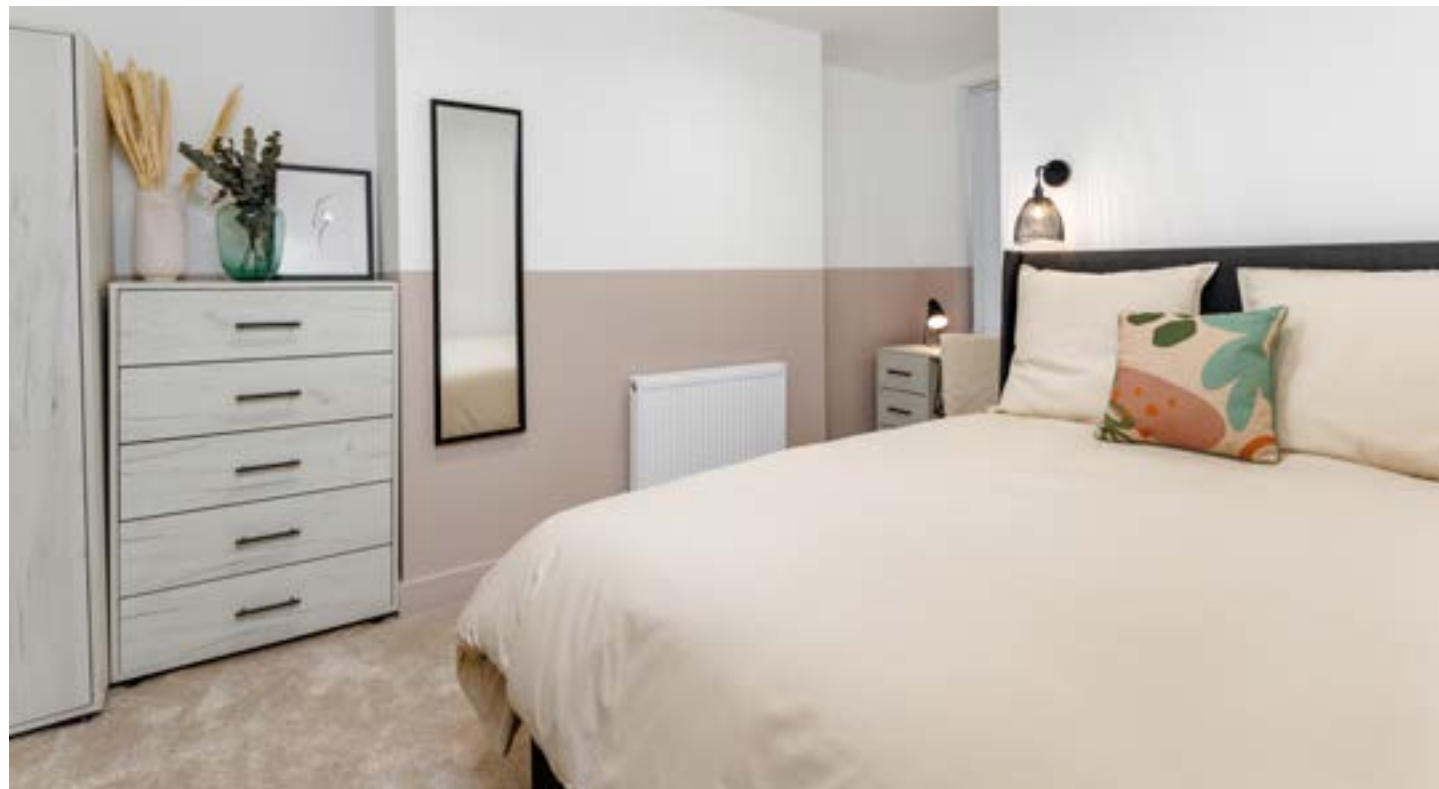


# GOLD CRAFT OAK WITH BLACK EDGING





# WHITE CRAFT OAK



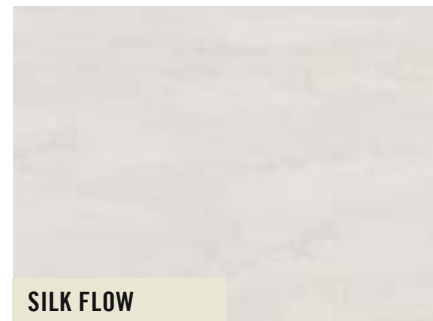
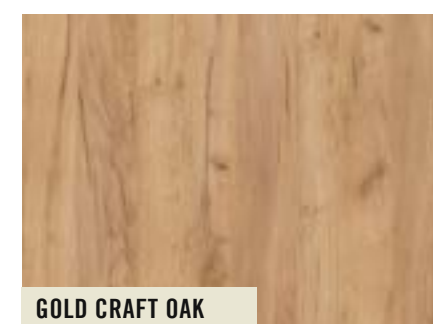
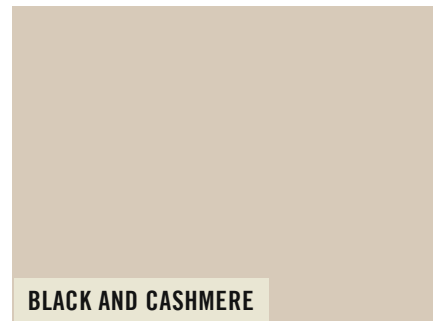
# PLATINUM GRANGE OAK





# AVAILABLE COLOUR RANGES

ALL COLOURS CAN BE MIXED AND MATCHED



# STUDENT BEDROOM PACKAGES

**FIRST 5 BEDROOMS £814 + VAT PER BEDROOM**

Additional bedrooms are charged at £618 + VAT.

If you have a  
large order - please  
contact us for  
further discounts

## EACH BEDROOM PACKAGE INCLUDES



1 x bed with  
mattress  
and head-  
board



1 x double  
wardrobe  
(R2)



1 X chest of  
3 drawers  
(CH3)



1 x single  
drawer  
desk  
(D2)



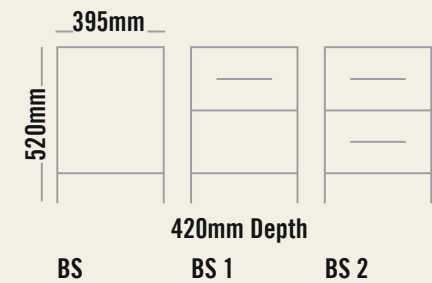
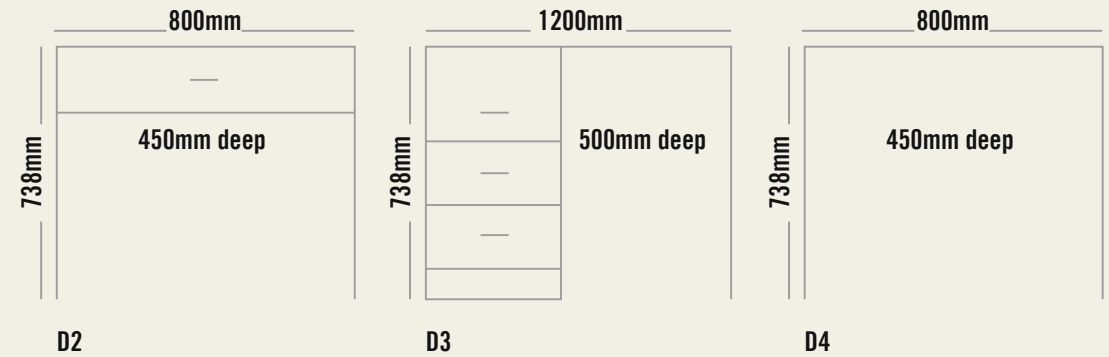
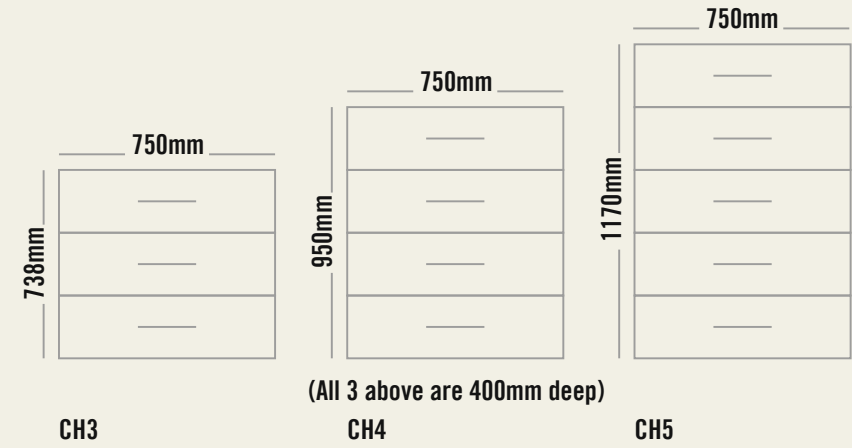
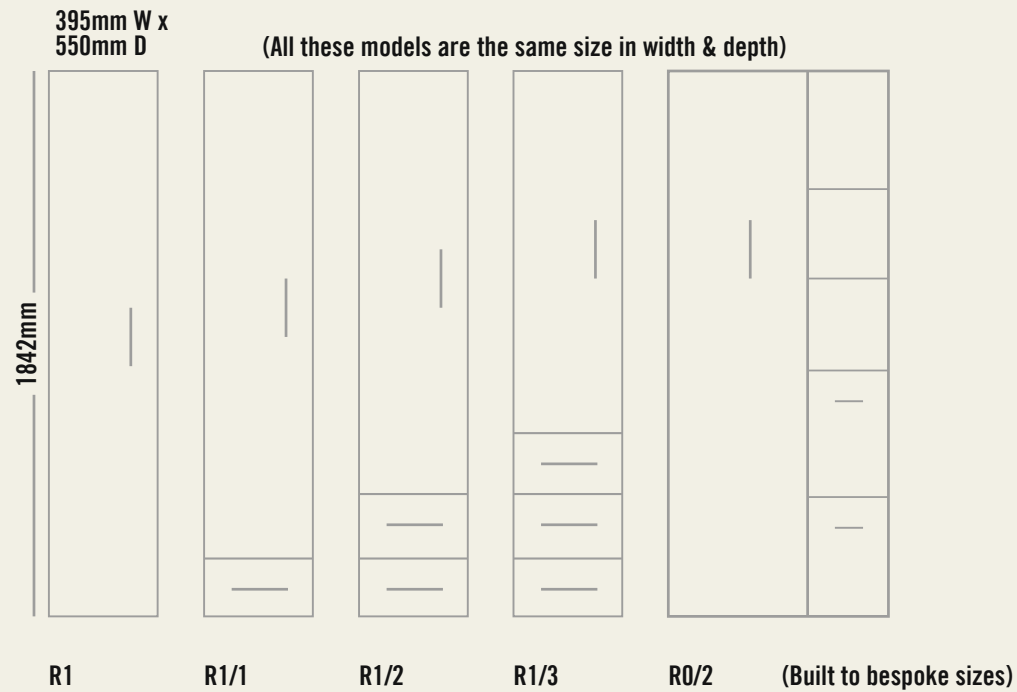
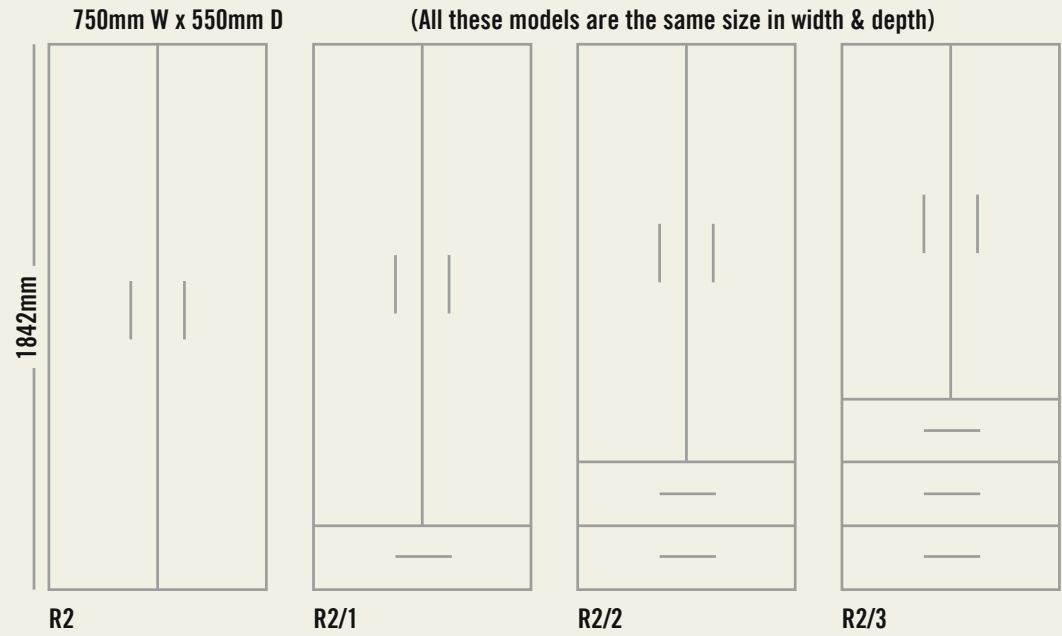
1 x Louvre  
padded  
plastic  
chair



Available in all professional colour ranges







**BED SIZES**

Single bed: 90cm wide x 190cm length

4ft bed: 122cm wide x 190cm length

Standard double bed: 137cm wide x 190cm length

Kingsize bed: 150cm wide x 200cm length

# BEDS



CUT OUT DIVAN SET



SOLID BASE DIVAN



SOLID BASE DIVAN



ZIP AND LINK SET



CUT OUT DIVAN SET



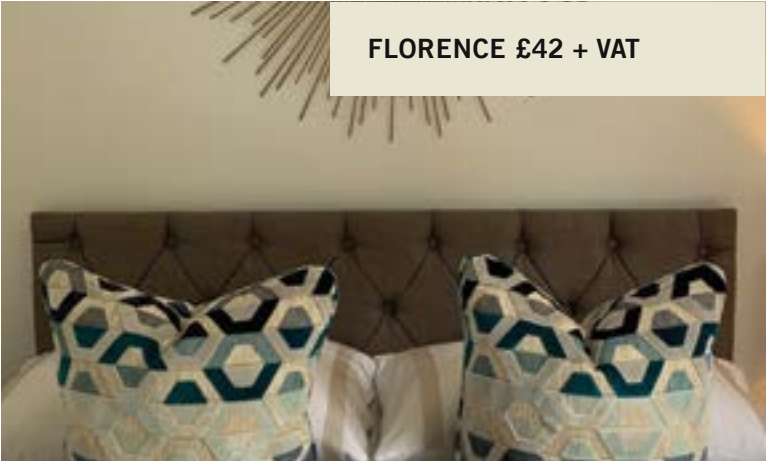
CUT OUT DIVAN SET



- ✓ We supply a full range of Single, 4 foot, Double and King-size Beds.
- ✓ All bedroom packages come with a reinforced open storage base, mattress and headboard as standard. Our mattress is a 12.5g orthopaedic spring unit, medium to firm feel with a dual stretch knit fabric with a lurex top to help regulate temperature.
- ✓ For Serviced Apartments we supply solid base divans and 6 foot or 5 foot Zip and Link sets.
- ✓ We have a vast range of colours and fabrics to choose from.



# HEADBOARD OPTIONS



Please check access to upstairs and attic rooms as the headboards are provided in one solid piece

# WINGED BACK HEADBOARD

CONISTON CHARCOAL



CONISTON ALMOND



CHARCOAL LINOSSO



All our headboards can be made into taller, floor standing versions, offering more stability and a luxurious finish for an additional £80 + VAT

BEIGE MATIZ



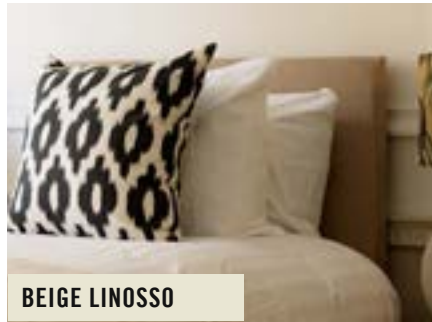
CHARCOAL LINOSSO



Please check access to upstairs and attic rooms as the headboards are provided in one solid piece



# COLOUR OPTIONS



BEIGE LINOSSO



BEIGE MATIZ



GREEN CONISTON



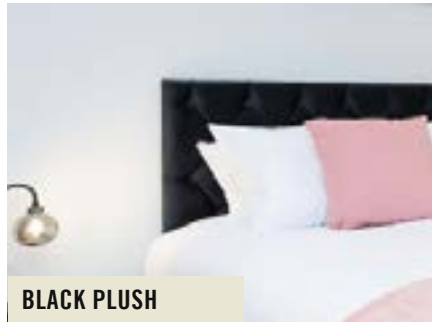
MIDNIGHT LINOSSO



MINK PLUSH



BLACK LINOSSO



BLACK PLUSH



BLUE CONISTON



OXBLOOD CONISTON



PINK CONISTON



SILVER LINOSSO



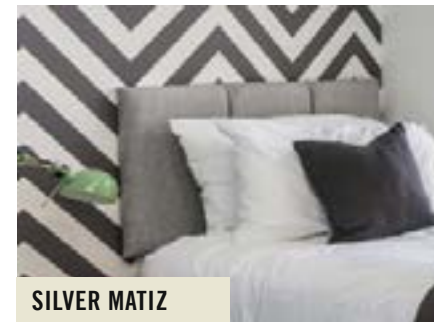
CHARCOAL CONISTON



CHARCOAL LINOSSO



CONISTON ALMOND



SILVER MATIZ



SILVER PLUSH



STEEL PLUSH



CONISTON ARMOUR



CONISTON CHARCOAL



DUCK EGG LINOSSO



TAN ARIZONA



TEAL AQUA



TUMERIC CONISTON



# NARROWARM SOFAS

- 3 seater Narrowarm sofa 183cm x 88cm £540 + VAT
  - 2 Seater Narrowarm 159cm x 88cm £492 + VAT
    - Narrowarm chair 99cm x 88cm £359 + VAT
- 3-year warranty

MONACO GREY



CHELSEA GREY



# CORNER SOFAS

- 8x6ft corner sofa £730 + VAT
- 8ft x 8ft corner sofa £785 + VAT
- Bespoke sizes available on request
  - 3- year warranty

BOYSENBERRY VELVET



TAN ARIZONA



ORANGE VELVET



CHARCOAL LINOSSO







# SOFA BEDS

- 2 seater sofa bed £588 + VAT
- 3 seater sofa bed £654 + VAT
- 8ft x 6ft corner sofa bed £930 + VAT
- 8ft x 8ft corner sofa bed £985 + VAT

All our sofa styles can be made into sofa beds, perfect for Serviced Accommodation.

We use a 3 fold reinforced bed mechanism that simply folds out in a matter of seconds no assembly required



## CAN'T GET TO OUR OLDHAM SHOWROOM TO VISIT US?

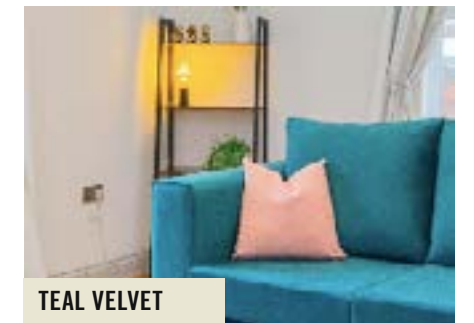
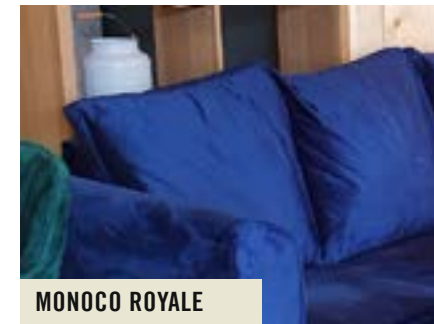
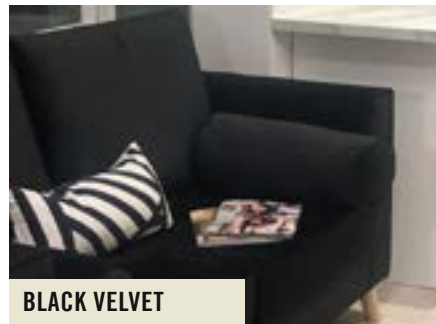
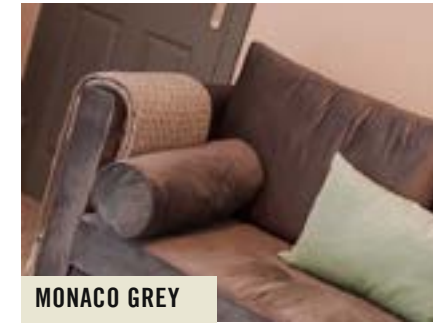
Head over to our website for a virtual tour!



[www.landlordfurnitureco.co.uk](http://www.landlordfurnitureco.co.uk)



# COLOUR OPTIONS





# DINING SET



4FT GSO TABLE



BIBISA BISTRO SET



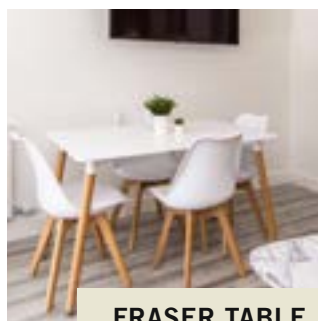
COPENHAGEN TABLE AND BENCH



SILK FLOW TABLE



6FT TABLE AND BENCH



FRASER TABLE



OPORTO



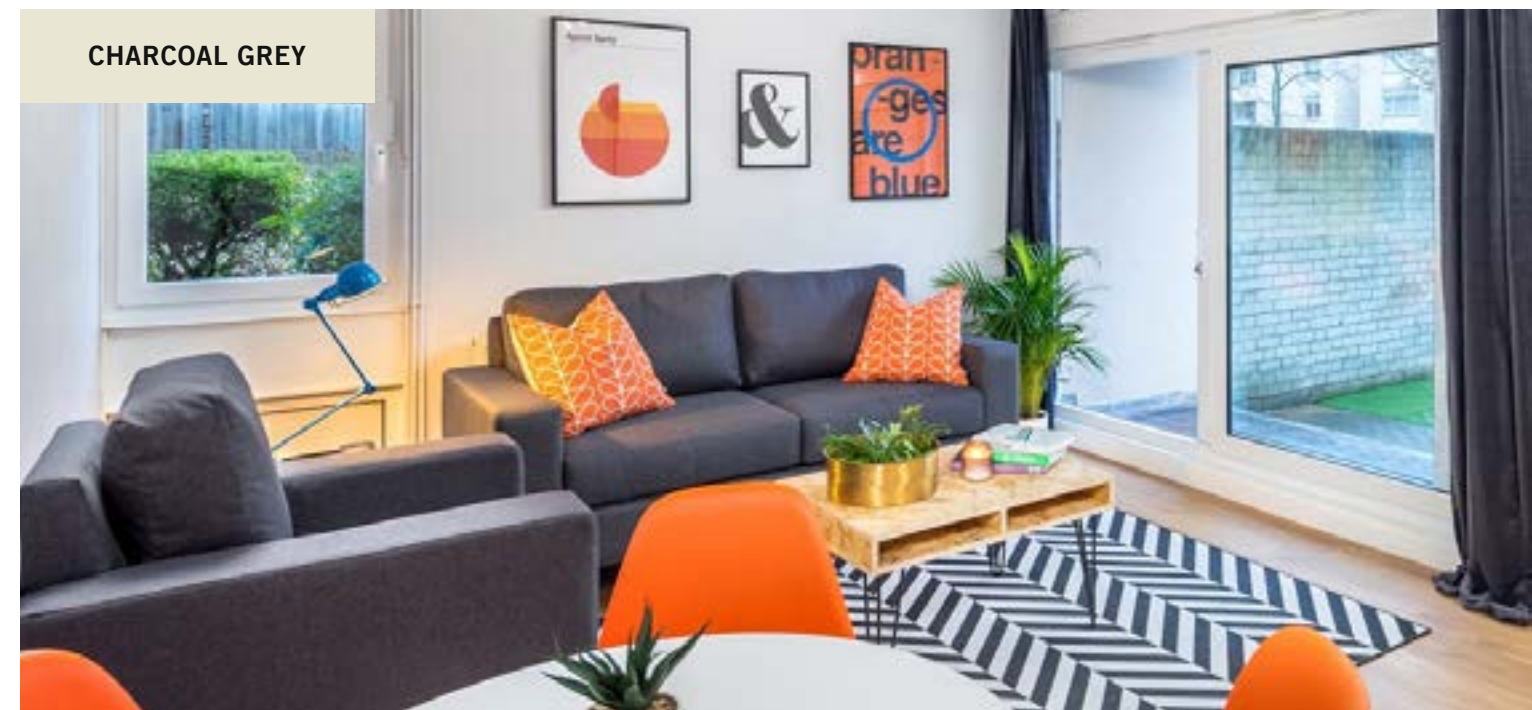
CH GREY TABLE

# BUDGET SOFA

- 2 seater £396 + VAT
- 3 seater £434 + VAT
- chair £280 + VAT
- 1-year Warranty



PAPERMOON



CHARCOAL GREY



# COFFEE TABLES

• Prices on request

BARBICAN



CARUSO



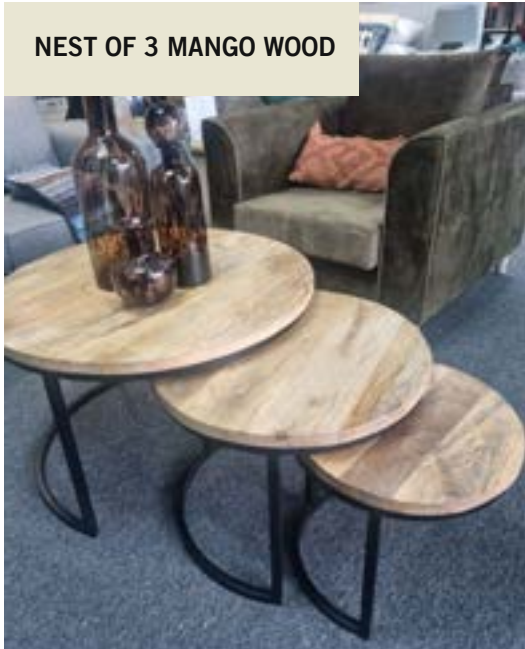
BARBICAN



WASHINGTON



NEST OF 3 MANGO WOOD



GREY SONOMA OAK



CHEVRON



COORDINATING COFFEE TABLE



MATCH TO ANY  
OF OUR  
FURNITURE RANGES

COPENHAGEN





# DESKS

LARGE STUDENT DESK



D4 SIMPLE DESK



D3 DESK



D2 SINGLE DRAWER DESK



D2 SINGLE DRAWER DESK



- Our desks are available to match all our furniture ranges  
**BESPOKE SIZES ALSO AVAILABLE**

# CHAIRS AND STOOLS

WIRE GUNMETAL CHAIR



BASIL OCCASION CHAIR



GOLD WIRE CHAIR



CHARLES ARMCHAIR



LOUVRE CHAIR WHITE



LOUVRE CHAIR BLACK



LOUVRE CHAIR GREY



COOPER CHAIR



GRAFTON CHAIR



GRAFTON STOOL



BAILEY PINEWOOD BAR STOOL



IKON WOOD BAR STOOL



VIOLA GREY ARMCHAIR



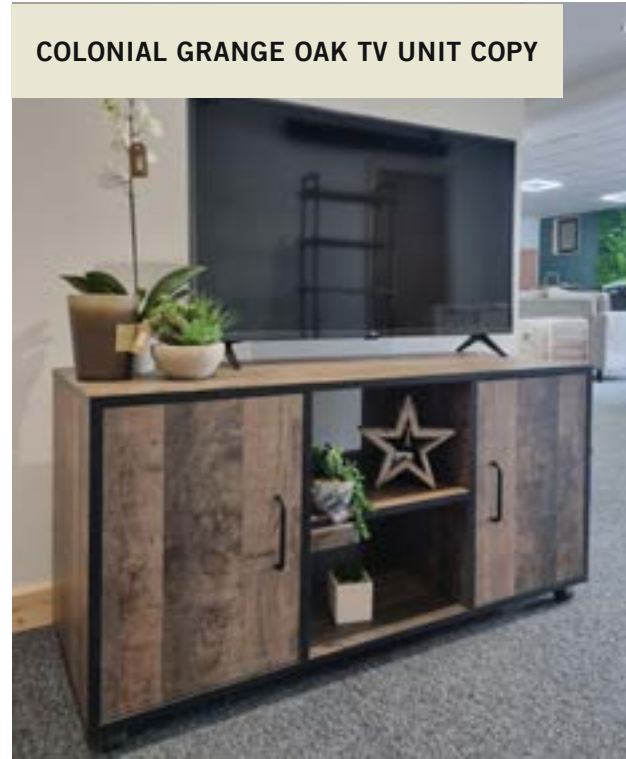


# TV UNITS

PLATINUM GRANGE OAK TV UNIT



COLONIAL GRANGE OAK TV UNIT COPY



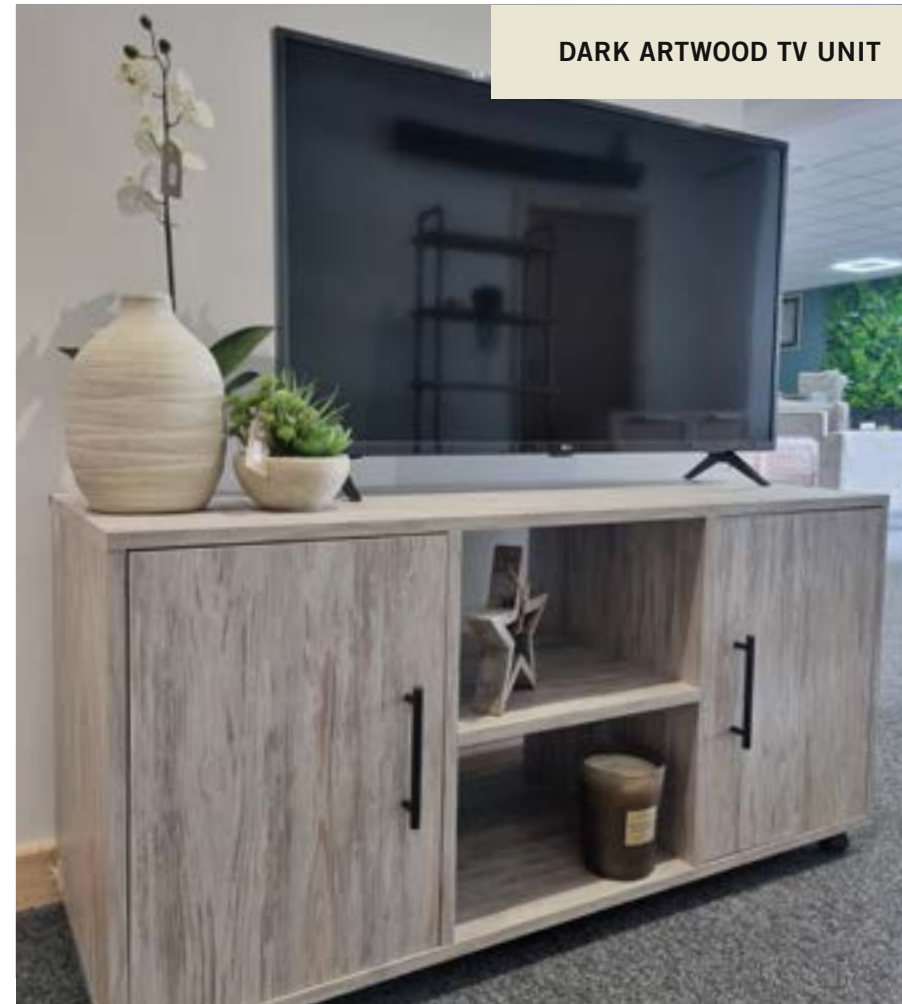
CONCRETE AND IRON FLOW TV



GREY SONOMA OAK TV UNIT



DARK ARTWOOD TV UNIT

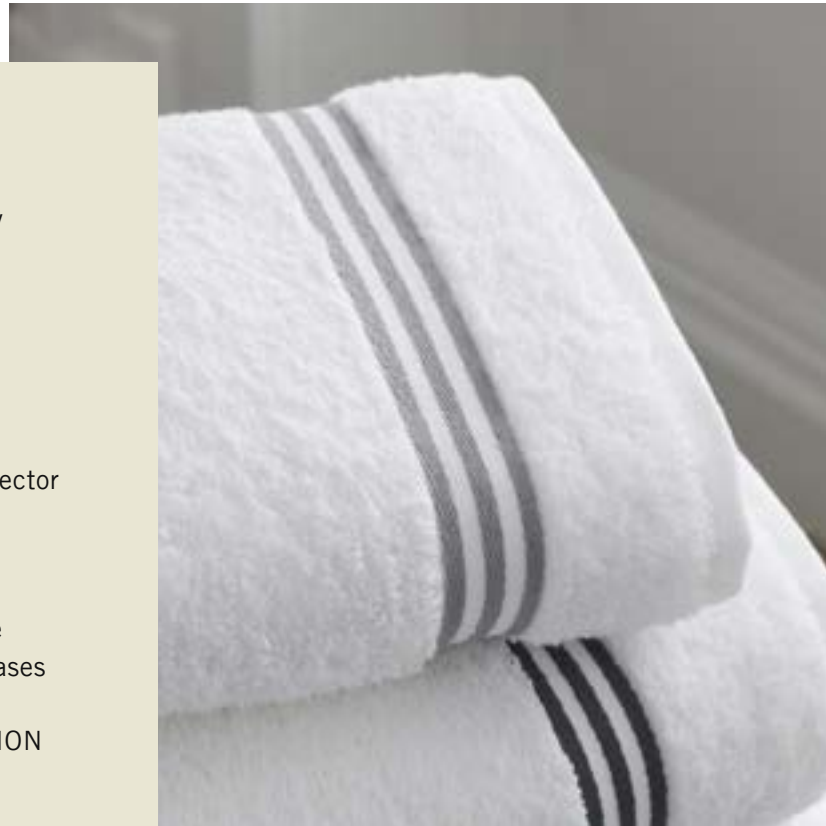


WCO TV UNIT



# ADDITIONAL EXTRAS

- ✓ TOWEL BUNDLES
  - Available in white or grey
  - Face cloth
  - Hand towel
  - Bath towel
  - Bath sheet
- ✓ BEDDING PACKS
  - Waterproof mattress protector
  - Fitted sheet
  - 10.5 tog duvet
  - 600 gsm pillow
  - 100% cotton satin stripe duvet cover and pillow cases
- ✓ WARDROBE MIRROR OPTION



# HANDLE OPTIONS

Bespoke sizes available.  
We have a wide a range of handles to fit our furniture.

BRASS



COPPER



BLACK MATTE



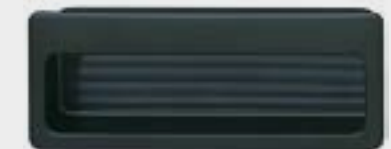
BRUSHED CHROME



CHROME INSET



BLACK INSET





# FAQs



**Why choose us?** We take the hassle out of furnishing properties. Delivery and installation is built into the price and everything comes pre-assembled, Our teams will place your furniture in the desired locations and dispose of any rubbish.

**What makes Landlord Furniture Co different to other suppliers?** Our bedroom furniture is made exclusively for us, all the furniture is 18mm thick with soft close hinges, reinforced metal box drawers and absolutely no cardboard. All our furniture comes with a 3-year warranty.

**Are the packages set in stone?** No, all packages can be customised, they are purely there to offer guidance.

**I have a property with very awkward proportions, can you help?** Yes, we have a very close working relationship with our supplier so items can be made to bespoke dimensions.

We also make 99% of our sofas in house so bespoke measurements are no problem.

**How do I order?** Give us a call or drop us an email, our website is not e-commerce because we offer such a bespoke service. Our team will be able to assist with any questions you may have as well as offering you advice on our product ranges.

**Now I have ordered how can I pay?** We accept payment via BACS and we accept all major credit cards. We also accept finance; during the order process our team will give you the contact details for the lenders we use. All invoices must be paid prior to delivery or the delivery will be rearranged.

**My property is not quite ready, what do I do?** If a refurb is delayed please let us know as soon as possible so we can

reschedule, if our teams get to site and cannot install the furniture you may have to pay a redelivery charge.

If your property is almost complete we can deliver as long as the paint on the walls is dry and the carpets are installed.

**The property is not ready but I have still taken delivery, what happens next?** If you are happy to take delivery of the items when the property is not ready the furniture will remain wrapped and packaged to prevent from any damage whilst work is taking place. It is then the client's responsibility to make sure the furniture is installed. Our delivery team will present the contact on site with a Waiver highlighting how to protect the items and install them yourself when the property is ready.

**Access** If you cannot get to site on the day of delivery clients can leave a key in a lock box and inform the office of the code, the team will lock up and put the key back when leaving.



LANDLORD FURNITURE CO

# PRICE LIST

Item code	Description	Price	Item code	Description	Price
bs1	1 drawer bedside table	£105.00	r2	Double wardrobe	£186.00
bs2	2 drawer bedside table	£140.00	r2/1	Double wardrobe with 1 drawer	£225.00
ch3	Chest of 3 drawers	£168.00	r2/2	Double wardrobe with 2 drawers	£261.00
ch4	Chest of 4 drawers	£205.00	r2/3	Double wardrobe with 3 drawers	£298.00
ch5	Chest of 5 drawers	£247.00	TV CAB	TV cabinet	£183.00
d2	Single drawer desk	£195.00		3ft full bed set	£240.00
d3	Large 3 drawer desk	£259.00		3ft Orthopedic mattress	£183.00
d4	None storage desk	£117.00		4ft full bed set	£327.00
r0/2	Open cask wardrobe w/ 2 drawers	£342.00		4ft Orthopedic mattress	£161.00
r1	Single wardrobe	£154.00		Double full bed set	£327.00
r1/1	Single wardrobe with 1 drawer	£190.00		Double Orthopedic mattress	£161.00
r1/2	Single wardrobe with 2 drawers	£227.00		Kingsize full bed set	£381.00
r1/3	Single wardrobe with 3 drawers	£264.00		Kingsize mattress only	£227.00

ALL PRICES ARE EXCLUDING VAT



**LANDLORD FURNITURE CO**



**[Info@landlordfurnitureco.co.uk](mailto:Info@landlordfurnitureco.co.uk)**



**0161 633 2651**



**[www.landlordfurnitureco.co.uk](http://www.landlordfurnitureco.co.uk)**

**Unit 2, Coin Street, Oldham, Lancashire, OL2 6EE**

**Prices correct as of July 2023**