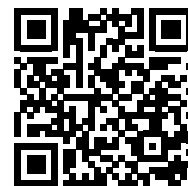


YOUR PROPERTY **FURNISHED**



Serviced Accommodation Furniture Packages

INTERIORS BROCHURE 2026





WHY INVESTORS CHOOSE US

- **Extensive SA Furniture Range** - One of the largest serviced accommodation furniture selections in the UK, supported by a reliable, UK-based supply chain.
 - **Guest-Ready in 7 Days** - We can fully furnish your property in 7 working days anywhere on the UK mainland.
 - **Built to Last** - Crafted for durability and backed by a no-quibble 3-year warranty against manufacturing defects on all our hard furniture.
 - **Flexible Payment Options** - Choose from purchase lease finance over 3–5 years or a 60-day payment plan to protect your cash flow (offered subject to status).
 - **Trusted Nationwide** - A PIN-approved supplier trusted by property investors across the UK. Rated 5 stars on all review platforms.
-

Discover Your Perfect Interior

- **Getting Started Is Simple** - Choose from one of our pre-curated collections or go fully bespoke, the choice is yours.
 - **Designed for You** - Explore our 2026 collections, curated by our design team to compliment your space, guest profile and budget.
 - **Interior Design Service** - We offer a comprehensive design service from £499 + VAT, including detailed renders and a tailored inventory.
 - **Share Your Space** - Send floor plans or architect drawings if available. No plans? A walkthrough video and/or room photos work perfectly.
 - **Set Your Budget** - Sharing your budget allows us to design intelligently, selecting the right products for your space, style and scale without unnecessary spend.
-



Meet Your Designer

- **30+ Years Experience** - Lisa has been creating interiors that delight clients for over three decades.
- **Design That Works** - Every project balances functionality, style and affordability, ensuring spaces look exceptional and perform commercially.
- **Bold or Calm, Always Considered** - From statement colour and oversized artwork to calm neutral retreats, Lisa listens carefully before delivering results that exceed expectations.
- **Recognised & Featured** - Lisa has been featured multiple times on Channel 4 and in leading lifestyle magazines.

Lisa Fox

YPF Interior Design

■ YPF

BASE PACKAGE CONTENTS

Designed, delivered and ready for market.

As guest expectations continue to rise, presentation has never been more important. Our market ready collections are designed to transform your property, enhance guest experience and maximise nightly rates in today's competitive serviced accommodation market.

Each collection includes a fully furnished, professionally styled base package, ready for immediate launch with selected upgrades and additions available to suit your space and target audience.

■ WHAT'S INCLUDED

BATHROOM

- Complete accessories pack

KITCHEN ELECTRICAL

- Fully equipped kitchen pack
- Microwave, kettle & toaster
- Iron, ironing board & vacuum cleaner

BEDROOMS

- Double bed & mattress
- Wardrobe & bedside tables
- Complete bedding & linen set
- Accessories pack (canvas, lamps, cushions, throws, coat hangers and artificial plants)

LIVING / DINING

- 3-seater sofa & accent chair or 2 × 2-seater sofas
- Dining table & 4 chairs
- Coffee table
- 43" branded Smart TV
- Lounge accessories (cushions, rug, canvas, mirror, lighting & artificial plants)





BEDROOMS

- Furniture** - Lorenzo Oak & White Fronts
- Bed** - Charcoal Matiz
- Headboard** - Latchmere
- Cushions** Luxe Velvet in Blue
- Lamp** - Issac in Grey
- Throws** - Lombardi in Grey & Brixton in Navy
- Artwork** - Calm Between Tides



LIVING/DINER

- Sofa** - Scala in Blue
- Cushions** - Saloni in Blue
- Accent** - Oslo in Grey
- Coffee Table** - Nova in White
- Dining Table** - Belgium in White
- Dining Chairs** - Belgium in White
- Rug** - Bianco in Greys
- Floor Lamp** - Camden
- Plant** - Fern
- Mirror** - Linea Noir
- Artwork** - Sandstone Blue



PRESENTS... ASTLEY COLLECTION

BEDROOMS ■

Furniture - Bardolino Oak

Bed - Black Velvet

Headboard - Latchmere

Cushions - Luxe Velvet in Taupe

Lamp - Issac in Grey

Throw - Amelle in Black & KoochiKoo in Taupe

Artwork - Minimalist



LIVING/DINER ■

Sofa - Scala in Grey

Cushions - Saloni in Mustard

Accent - Oslo in Mustard

Coffee Table - Nova in Bardolino Oak

Dining Table - Belgium in Grey

Dining Chairs - Belgium in Grey

Rug - Bianco in Greys

Floor Lamp - Bauhaus in Black

Plant - Fern

Mirror - Oval in Black

Artwork - Stone Gold



1 Bed - £3,859.00 +vat | **2 Bed** - £4,959.00 +vat
3 Bed - £6,059.00 +vat | **Larger Property** - Please call



BEDROOMS

- Furniture** - Lorenzo Oak
- Bed** - Emerald Velvet
- Headboard** - Latchmere
- Cushions** - Luxe Velvet in Truffle
- Lamp** - Humbug
- Throw** - Winchcombe in Natural & Raindrops in Jade
- Artwork** - Meadow Haze



LIVING/DINER

- Sofa** - Bronte in Olive Green
- Cushions** - Bobble in Olive
- Accent** - Brooklyn
- Coffee Table** - Nova in Bardolino Oak
- Dining Table** - Avesta in White
- Dining Chairs** - Manhattan in Brown
- Rug** - Boston in Grey
- Floor Lamp** - Camden
- Plant** - Fern
- Mirror** - Argento
- Artwork** - Atomic Olive



PRESENTS... ADLINGTON COLLECTION

BEDROOMS ■

Furniture - Bardolino Oak & White Fronts

Bed - Chocolate Velvet

Headboard - Latchmere

Cushions - Luxe Velvet in Chocolate

Lamp - Humbug

Throw - Winchcombe in Natural & Raindrops in Slate

Artwork - Muddy Waters



LIVING/DINER ■

Sofa - Roma in Grey Velvet

Cushions - Saloni in Mustard

Accent - Brooklyn

Coffee Table - Nova in Vintage Oak

Dining Table - Concrete Round

Dining Chairs - Manhattan in Brown

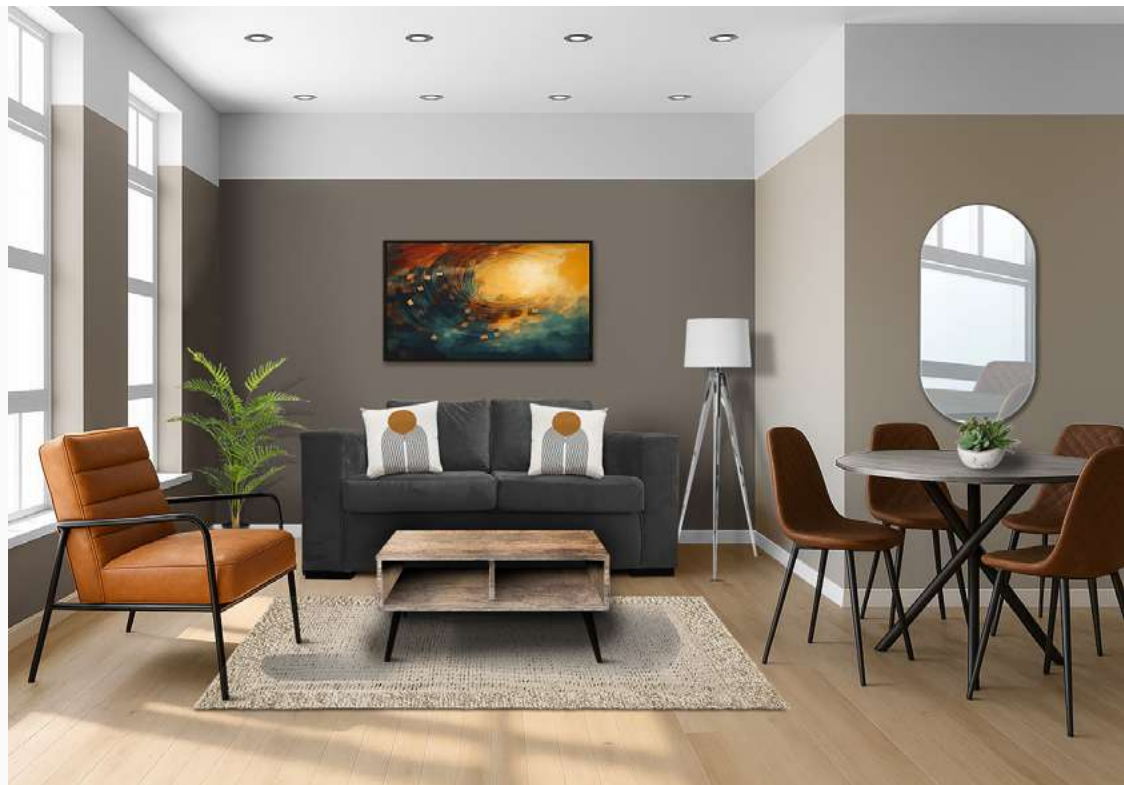
Rug - Pebble Wool in Caramel

Floor Lamp - Tripod in Chrome

Plant - Fern

Mirror - Oval in Black

Artwork - Amber Cyclone



1 Bed - £4,269.00 +vat | **2 Bed** - £5,389.00 +vat
3 Bed - £6,149.00 +vat | **Larger Property** - Please call

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BEDROOMS

- Furniture** - Bora in Graphite
- Bed** - Asphalt Velvet
- Headboard** - Bridgemore
- Cushions** - Islington
- Lamp** - Rope Effect
- Throw** - Camberwell in Taupe & Grey Sheepskin
- Artwork** - Abstract Daisies



LIVING/DINER

- Sofa** - Oslo in Mustard
- Cushions** - Luxe Velvet in Grey
- Accent** - Oslo in Grey
- Coffee Table** - Tokyo in White
- Dining Table** - Tokyo in White
- Dining Chairs** - Lisbon in Grey
- Rug** - Imari in Cream
- Floor Lamp** - Riven
- Plant** - Rubber Plant
- Mirror** - Gold Filigree
- Artwork** - Gold Highlight

BEDROOMS

Furniture - Bora in Reed Green

Bed - Aqua Velvet

Headboard - Liberty

Cushions - Zara

Lamp - Rope Effect

Throw - Dorchester in Grey & Raindrops in Jade

Artwork - Leafscape



LIVING/DINER

Sofa - Oslo in Olive

Cushions - Saloni in Olive

Accent - Club in Tan

Coffee Table - Trapezium in Bardolino Oak

Dining Table - Tokyo in White

Dining Chairs - Manhattan in Brown

Rug - Pebble Wool in Olive

Floor Lamp - Black Spindle

Plant - Fern

Mirror - Argento

Artwork - Green Blossom



1 Bed - £4,609.00 +vat | **2 Bed** - £5,999.00 +vat
3 Bed - £6,969.00 +vat | **Larger Property** - Please call



BEDROOMS

Furniture - Haus Kraft in Marble

Bed - China Blue Velvet

Headboard - Bridgemore

Cushions - Saloni in Blue

Lamp - Isaac Grey

Throw - Mia in Blue & Brixton in Navy

Artwork - The Deep



LIVING/DINER

Sofa - Mobberley in Teal Velvet

Cushions - Islington

Accent - Cord Chair in Duck Egg

Coffee Table - Tokyo in White

Dining Table - Tokyo in White

Dining Chairs - Cuba in Grey

Rug - Pebble Wool in Blue

Floor Lamp - Chrome Arc

Plant - Fern

Mirror - Argento

Artwork - Gilded Slate



BEDROOMS ■

Furniture - Herringbone

Bed - Mink Velvet

Headboard - Amy

Cushions - Islington

Lamp - Pyramid in Gold

Throw - Cosy in Mink & Brixton in Taupe

Artwork - Organic Shapes Triptych



LIVING/DINER ■

Sofa - Oslo in Grey

Cushions - Klee

Accent - Club in Tan

Coffee Table - Trapezium in Vintage Oak

Dining Table - Tokyo in White

Dining Chairs - Scandi Distressed in Brown

Rug - Imari in Grey

Floor Lamp - Tripod in Chrome

Plant - Fern

Mirror - Filigree

Artwork - Golden Skys



1 Bed - £4,619.00 +vat | **2 Bed** - £6,039.00 +vat
3 Bed - £7,039.00 +vat | **Larger Property** - Please call



BEDROOMS

Furniture - Haus Kraft in Vintage Oak

Bed - Chocolate Velvet

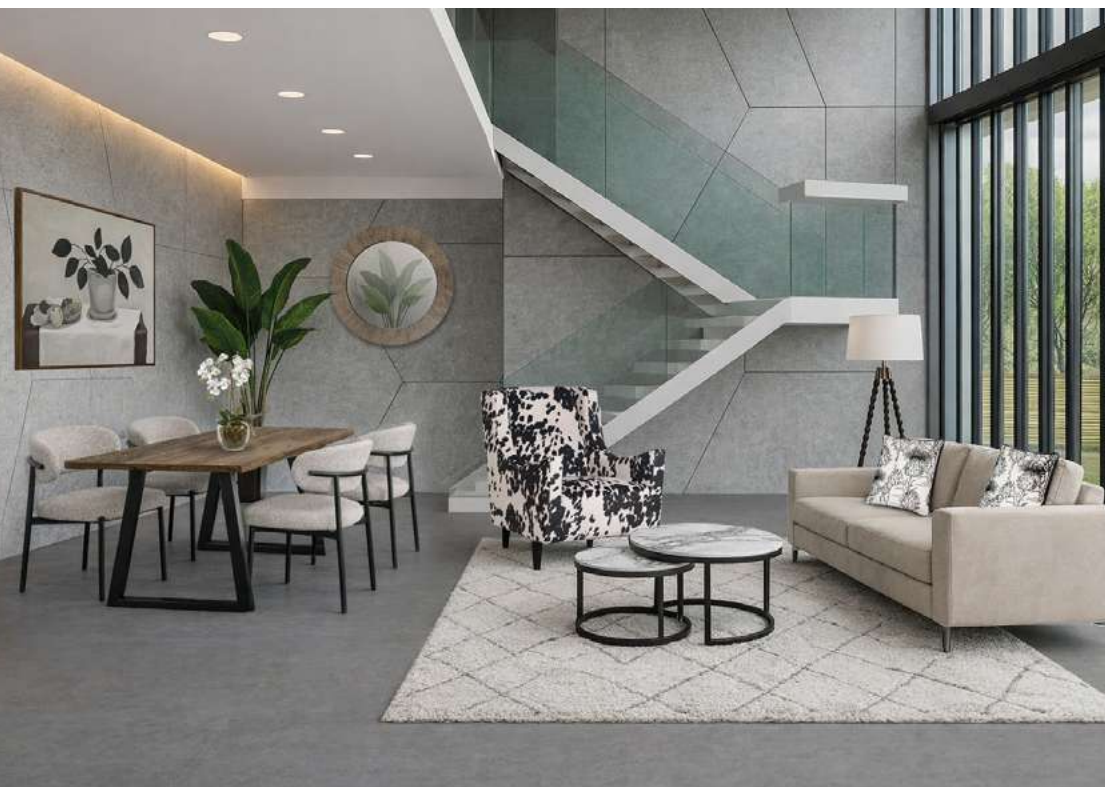
Headboard - Liberty

Cushions - Kiraoli

Lamp - Rope Effect

Throw - Henderson in Taupe & Brixton in Taupe

Artwork - Brush Strokes



LIVING/DINER

Sofa - Baltimore in Beige

Cushions - Merida

Accent - Cow Chair

Coffee Table - Delta Nest in White

Dining Table - Trapezium in Vintage Oak

Dining Chairs - Marissa in Oatmeal

Rug - Imari in Cream

Floor Lamp - Spindle Tripod

Plant - Rubber Plant

Mirror - Driftwood

Artwork - Plant et Fruits



PRESENTS... SHRIGLEY COLLECTION

BEDROOMS ■

Furniture - Scandi in White

Bed - Wool Sapphire

Headboard - Amy

Cushions - Islington

Lamp - Black Marble Square

Throw - Stockholm in Grey & Cosy in Petrol

Artwork - Gold Highlight



LIVING/DINER ■

Sofa - Shrigley in Grey Flannel Velvet

Cushions - Saloni in Blue

Accent - Blue Striped

Coffee Table - Delta Nest in Black

Dining Table - Narvic

Dining Chairs - Marissa in Natural

Rug - Pebble Wool Border rug in blue

Floor Lamp - Riven

Plant - Fern

Mirror - Argento

Artwork - Calm Between Tides



1 Bed - £5,179.00 +vat | **2 Bed** - £6,589.00 +vat
3 Bed - £7,559.00 +vat | **Larger Property** - Please call



BEDROOMS

- Furniture** - Geo
- Bed** - Green Velvet
- Headboard** - Amy
- Cushions** - Islington
- Lamp** - Issac in Grey
- Throw** - Winchcombe in Natural & Serena in Jade
- Artwork** - Evergreen Drift



LIVING/DINER

- Sofa** - Bronte in Orange Velvet
- Cushions** - White Palm Tree
- Accent** - El Passo Buttoned in Olive
- Coffee Table** - Maison Deux
- Dining Table** - Spitalfield
- Dining Chairs** - Rust Curve
- Rug** - Elements Viggo
- Floor Lamp** - Almond Tripod
- Plant** - Fern
- Mirror** - Shaped
- Artwork** - Jungle Foliage



PRESENTS... MOTTRAM COLLECTION

BEDROOMS ■

Furniture - Linear in Vintage Oak & White

Bed - Black Velvet

Headboard - Juliette

Cushions - The Maze

Lamp - Towers

Throw - Amelle in Black & Jaipur in Ochre

Artwork - White Marble



LIVING/DINER ■

Sofa - Mushroom 3 Seater

Cushions - Geometric

Accent - Melody Club Chair

Coffee Table - Soho x-leg

Dining Table - Vesper

Dining Chairs - Vesper

Rug - Large Earth

Floor Lamp - Pillar Marble

Plant - Olive Tree

Mirror - Chandra Bone

Artwork - Heavy Textured



1 Bed - £8,549.00 +vat | **2 Bed** - £9,899.00 +vat
3 Bed - £11,239.00 +vat | **Larger Property** - Please call

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SA ESSENTAIL PACKS

GUEST ENTERTAINMENT PACK



Guest Entertainment Pack Contents

Cluedo, Monopoly, Scrabble
Uno, Alexa/Bluetooth Speaker
£189 +vat

GUEST SAFETY PACK

Guest Safety Pack Contents

1 x Fire Blanket, 2 x Smoke/CO2 Alarms, 1 x First Aid Kit, 1 x Multi Target Fire Extinguisher, 1 x Torch, AA batteries, AAA Batteries

£129 +vat



*Illustration only - some products may vary

MORE UPGRADES & ADDITIONS

- | | | | |
|--------------------------------|------------------|--------------------------|-----------------------|
| ■ Double Bed to Zip & Link Bed | £299 +vat | ■ Bar Stools | From £69 +vat |
| ■ Sofa to Sofa Bed | £299 +vat | ■ Artwork or Mirror | From £79 +vat |
| ■ 3-Seater to Chaise Sofa Bed | £499 +vat | ■ Side Table | From £89 +vat |
| ■ Dining Table 4 to 6 Seater | £149 +vat | ■ Console Table | From £149 +vat |
| ■ Dining Table 4 to 8 Seater | £299 +vat | ■ Dressing Table & Chair | From £199 +vat |
| ■ TV Upgrade (43" to 50") | £79 +vat | ■ Extra Bathroom Pack | From £89 +vat |

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SA ESSENTIAL ADDITIONS



■ Small Waste Bin
£15 +vat



■ Cafetiere
£19 +vat



■ Pendant Shade
£29 +vat



■ 20 Clothes Hangers
£29 +vat



■ Fan Heater
£29 +vat



■ Clothes Airer
£29 +vat



■ Bush White Desk Fan
£39 +vat



■ Hair Dryer
£39 +vat



PRICE INCLUDES FITTING

■ Lock Box
£49 +vat



■ Floor Fan
£59 +vat



■ Air Fryer
£59 +vat



■ Nespresso Coffee Machine
£79 +vat



■ Food Processor & Coffee Bean Crusher
£99 +vat



FAMILY FRIENDLY PROPERTIES

■ Travel Cot / High Chair
£149 +vat



■ 3pc Bistro Set
£269 +vat



■ 4pc Grey Rattan Furniture
£299 +vat



Whitehouse Farm, Whitehouse Lane, Plumley, Knutsford, Cheshire WA16 0UF

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