



Mister Loft Ladder

Professional loft ladder installations throughout the UK at highly competitive, fixed-rate prices.

Call us free on 0800 917 8672

or visit our showroom at: Unit 34/35, Blue Chalet Ind. Estate, London Road, West Kingsdown, Kent TN15 6BQ (near Brands Hatch)

Covering Kent, Sussex, Surrey, Essex, Hertfordshire, Berkshire, Hampshire, London, Wales and the West



OVER 50,000 SATISFIED CUSTOMERS

If you are looking for the best loft ladder deal, or if you need associated loft work carried out by professionals, then you have come to the right place. We offer good old-fashioned service together with competitive fixed prices. All orders placed receive a written contract for the work to be carried out, so you will know exactly what you are getting for your hard-earned money. All our fitters are selected and trained employees as well as experienced carpenters. **We do not use outside contractors.** You can rest assured that your home will be in safe hands and treated with care. Dust sheets are used to protect floors and carpets, causing the minimum of disruption. A standard loft ladder installation will normally be carried out within 90 minutes of arrival at your home, and for larger projects such as new openings, loft flooring or roof windows, a start and finish time will be agreed with you before the work commences.

www.misterloftladder.co.uk



"Make safe use of valuable extra space with a quality YOUNGMAN purpose-built loft ladder"

Easiway

3-section loft ladder

A popular, higher specification aluminium ladder with a hand-rail, for more frequent use.

● Add a light with this ladder for only **£86**



Key Dimensions

- For floor-to-floor heights from 2.3m to 3m.
- Vertical clearance above loft hatch: 750mm.
- Horizontal clearance behind loft hatch: 1050mm.
- Min. loft opening: 432mm wide x 508mm deep.
- Treads: 275mm x 50mm.

Features

- Metal safety catch prevents premature drop during sliding operation.
- Complete with large handrail for climbing security.
- Pivot arms in loft smoothly control descent and ascent.
- Deep non-slip treads.
- Max. safe loading: 100kg.

Cost

- Fully installed including ladder, new hinge-down trap door, operating pole and a ten-year warranty

...all for only **£229** into an existing opening, or **£349** into an extended opening.

Add an additional hand-rail for an extra **£17.50**

top choice – over 35,000 installations

Concertina Heavy Duty

with non-slip extra wide treads

For where there is insufficient clearance around a hatch for a conventional loft ladder.

● Add a light with this ladder for only **£86**



Key Dimensions

- For floor-to-ceiling heights of up to 3m.
- Vertical clearance above loft hatch: 457mm.
- Minimum loft opening: 500mm wide x 600mm deep.
- Tread depth: 80mm.

Features

- Ideal for limited space applications.
- Stores compactly above the trap door itself – no interference with the loft space.
- Unfolds and retracts concertina style.
- Spring controlled mechanism.
- Max. safe loading: 150kg.

Cost

- Fully installed including ladder, new hinge-down trap door, operating pole and a ten-year warranty

...all for only **£359** into an existing opening, or **£479** into an extended opening.

for that problem loft

Telescopic

Compact aluminium ladder

A stylish, wide-treaded aluminium ladder for ceiling heights up to 3 metres

● Add a light with this ladder for only **£86**



Features

- Our new telescopic ladder is probably the smartest and most compact solution to a very common problem – getting up into the loft. The world's first truly telescopic loft ladder, its main advantage is that the ladder is completely housed within the frame of the loft hatch when folded, taking up no space at all in the loft. Made from anodised aluminium with a durable yet comfortable surface, the ladder's large 90mm treads give added comfort and safety.
- Max. safe loading: 150kg.

Cost

- Fully installed including ladder, new hinge-down trap door, operating pole and a ten-year manufacturer's warranty

...all for only **£399** into an existing opening, or **£499** into an extended opening.

world's first telescopic loft ladder

Deluxe

High quality 2-section stairway

A heavy duty, high performance aluminium ladder for daily domestic and industrial use.



● Add a light with this ladder for only **£86**

Key Dimensions

- For floor-to-floor heights from 2.31m to 3.25m.
- Vertical clearance above spring pivot: 1.03m.
- Horizontal clearance rear of ladder to edge of loft: 1.6m.
- Min. loft opening: 508mm wide x 686mm deep.
- Tread depth: 77mm.

Features

- Two handrails for extra safety.
- Sprung pivot arms provide easy sliding operation.
- One size fits wide range of floor-to-floor heights.
- Deep, flat non-slip treads, angled for comfort.
- Max. safe loading: 150kg.

Cost

- Fully installed including ladder, new hinge-down trap door, operating pole and a ten-year warranty

...all for only **£479** into an existing opening, or **£599** into an extended opening.

top of the range, heavy duty ladder



"Our prices are fixed so you know that no matter how difficult your installation may be, you'll only pay the price that you see here. We'll fit the ladder of your choice, prepare and hang a new hinge-down trap door to suit your existing opening, and supply you with an operating pole for the door and ladder. All our prices are inclusive of VAT"



"All of our loft ladders are covered by a full ten-year manufacturer's warranty"

Supreme Timber Spacesaver

3-section folding loft ladder



A timber ladder ideal for lofts with limited headroom or where a clear floor is needed.



Key Dimensions

- For floor-to-ceiling heights of up to 2.87m.
- Overall hatch casing size: 1175mm wide x 576mm deep.
- Hatch casing depth: 140mm.
- Number of treads: 12.

Features

- Easy, spacious loft access.
- Complete with insulated, draft-proof hatch casing and trap door assembly.
- Sprung descent mechanism.
- High quality timber construction.
- Maximum safe loading: 150kg.

Cost

- Fully installed including ladder, new hinge-down trap door, operating pole and a ten-year manufacturer's warranty

...all for only **£499** into a modified opening, or **£599** into a new one.

● Add a light with this ladder for only **£86**

Freestanding

3.8 metre telescopic ladder



Now available with a safe loft adaptor bracket, this ladder can be safely used for loft access.



Features

- Probably the world's most innovative and flexible ladder. Ideal for safe loft access with our new loft adaptor bracket. Other uses include cleaning windows, and interior and exterior painting and decorating. Easy to use locking mechanism. Easily extends to 3.8 metres, yet compacts down to just 88 cm. Easy to carry, transport and store due to its aluminium construction.
- Max. safe loading: 150kg.

Cost

- Supply only for ladder **£159** including postage.
- Supply only for loft bracket **£35** including postage.
- Or we can install the ladder with a new hinge-down trap door and door opening pole, all for just **£299**.



"Save money with our superb package deals"

Discount Deal 1

* Safe Loft Access Package *



What's included

- Our most popular loft ladder, the Easiway, fully installed with a new hinge-down trap door and operating pole.
- Up to 100 sq.ft. of loft flooring cut to suit and screwed down to existing floor joists.
- One 4ft fluorescent tube or bulb-type fitting supplied and installed with a separate switch.
- All this supplied and fitted together with a ten-year warranty on the loft ladder and a one-year guarantee on all work carried out.
- Ideal for safe loft access to tanks for maintenance (Health & Safety recommended) and for limited storage.

Cost

- Our normal price was £553 but is now only **£499** (saving £54).

Discount Deal 2

* Safe Loft Access Package *



What's included

- Our problem solving heavy-duty Concertina loft ladder with deep non-slip treads fully installed with a new hinge-down trap door and operating pole.
- Up to 100 sq.ft. of loft flooring cut to suit and screwed down to existing floor joists.
- One 4ft fluorescent tube or bulb-type fitting supplied and installed with a separate switch.
- All this supplied and fitted together with a ten-year warranty on the loft ladder and a one-year guarantee on all work carried out.
- Ideal for a loft with limited access, to maintain tanks (H&S recommended) and for limited storage.

Cost

- Our normal price was £693 but is now only **£635** (saving £58).

Price promise

"We try to keep our prices as competitive as possible, but in the unlikely event that you should find the same quality loft ladder installed to our exacting standards with a new trap door at a lower price, or any of our other products or services, we promise to match that price and further reduce it by 10% - you cannot lose with Mister Loft Ladder"





"We can turn the largest area in your home into a bright, usable area in just one day for only £999"

Part loft conversions from only £999



This is our most popular package deal with over 3,000 satisfied customers to date. This special package gives you the ideal opportunity to convert what is perhaps the largest area in your home to a valuable storage space or hobby room. Guaranteed to be completed in just one day.

The Safe Storage Package Includes

- Our most popular Youngman three-section aluminium loft ladder, fully fitted with a new hinge-down door.
- Up to 300 square foot of floor boarding (enough for an average two-bedroom property), all cut to suit and screwed to existing joists.
- Two four-foot fluorescent tubes to illuminate the darkest of lofts, fully wired with a convenient loft switch.

Cost

- Installed in a day and fitted by our trusted and experienced employees

...all for only **£999**.

great value with minimum disruption

If you wish to add windows etc. to this package, please see our fixed prices shown below, or call one of our friendly project advisers free on 0800 917 8672.

Ladder and light package



save £14 on our regular price

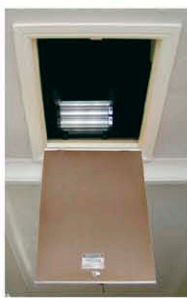
Package Includes

- Our best-selling three-section Youngman aluminium loft ladder with ten-year manufacturer's warranty.
- New swing-down trap door with hinges and catch to suit your existing opening.
- Aluminium operating pole.
- Four-foot fluorescent light fitting with separate switch located close to hand for ease of use.

Cost

- all fitted and connected for only **£315**.

New or enlarged openings



If your loft hatch is too small or in the wrong place, our specialist fitter can enlarge or reposition it.

Includes

- Cutting joists as necessary.
- Rebuilding to applicable regs.
- Trimming with planed timber.
- Making good with mitred architrave.

Cost

- extended opening **£195**.
- new opening **£265**.

Fixed price loft flooring



Turn that dirty old loft space into a safe, usable area with our fixed-price flooring. Using the best flooring-grade tongue-and-groove chipboard, we cut the boards to suit and then screw them down to the existing joists. See our menu below for an exact price. Measure the total length and width of your downstairs rooms and then multiply them together for the overall square footage required.

Cost ...from as low as **£225**.

Loft insulation saves £££



Insulating your loft correctly is one of the most cost-effective ways of reducing household energy consumption, preventing heat loss through your roof.

Depending on the size of your house, we can insulate a complete loft from as little as **£375**. Furthermore, Mister Loft Ladder has its own grant scheme and if you qualify, you could save up to 50% off our regular advertised prices.

Roto roof windows



Roto roof windows launched in the UK over 25 years ago, bringing a new dimension in performance and design at competitive prices. Millions of Roto windows have been installed throughout Europe, with a track record of proven performance. Mister Loft Ladder offers a number of different models, styles and sizes to suit most situations and budgets. All Roto windows are manufactured in ISO 9002 quality-certified factories, and all our fitters are trained and certified Roto window fitters.

Cost

- supplied and installed from only **£499**.

Fixed price menu

Everything we do at Mister Loft ladder Ltd is by fixed price, so regardless of how difficult your project may be, you can rest assured that the price you are quoted will be the price you pay for the contracted work. Take a look at our menu below and you will be able to calculate the cost for the work you would like carried out. All our prices are inclusive of labour, materials and VAT. We ask for no payment until the work has been carried out in full, except for large projects when a 10% deposit may be required. This is your guarantee that we will carry out the work the way we say we will.

- Easiway three-section aluminium loft ladder with new trap door – £229 ...or with an extended loft opening – £349 (saving £75)
- Heavy duty Concertina ladder with non-slip treads and new door – £359 ...or with an extended loft opening – £479 (saving £75)
- Telescopic loft ladder with new trap door, was £499, now only – £399 ...or with an extended loft opening – £499 (saving £95)
- Deluxe highest quality two-section loft ladder with new trap door – £479 ...or with an extended loft opening – £599 (saving £75)
- Supreme Timber Spacesaver loft ladder into a modified opening – £499 ...or into a new loft opening – £599 (saving £165)

- Freestanding telescopic ladder supplied and fitted with adaptor bracket and new hinge-down trap door – £299
- Extended loft opening, any size – £195
- New opening, any size – £265
- New trap door fitted into an existing opening – £110
- Conversion of plastic or metal trimmed openings – £55
- Metal framed and security locked trapdoors – ask for a quote
- 100 sq.ft. of treated 18 mm loft flooring, fitted – £225
- Each additional 100 sq.ft. of loft flooring, fitted – £175
- Raising of loft floor using 4 x 2 timbers, each 100 sq.ft. area – £75
- Roto roof windows – huge range to choose from – from £499 fitted
- 4 foot fluorescent or bulb-type fitting with separate switch – £99 fitted
- Each additional light (same circuit) – £59
- Double socket, fitted – £175
- 100mm loft insulation, each 400 sq.ft. supplied and laid – £375 (was £475)
- 200mm loft insulation, each 400 sq.ft. supplied and laid – £475 (was £625)
- Celotex, Kingspan, plasterboard or Tilene roof lining – ask for a survey
- Freestanding 3-8 metre telescopic ladder, supply only – £159
- Adapter bracket for use of above in a loft, supply only – £35

All discounted prices refer to our previously published prices in our 2010 brochure.

Call **FREE** on **0800 9178672**
or email info@misterloftladder.co.uk

"All major credit cards accepted"

