

## Why use S J Smith Estate Agents?

### Here's some of our Google reviews to tell you why!

#### 4.9 Stars! Google review

**Hours:** 8am-7pm Monday to Friday, 8am-5pm Saturday and 10am-2pm Sunday.

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**Ian Rozario**

1 review



Top class team - Rob, Nicola and Chad were always on hand to ensure that the process moved forward as quickly as possible. Polite, courteous and trustworthy. Recommend highly if you are looking for a reputable Estate Agents.



**Steve Widgery**

1 review



An excellent service from valuation to completion. I felt under no pressure from Simon, who provided me with the valuation. We had a sensible and realistic conversation about the asking price and I appreciated the fact that he did not feel the need to enhance the asking price to gain my custom or pressure me into signing the contract, as one other agent did. I was informed about each and every viewing and always received feedback. Both Simon and Amir were a pleasure to speak to on every occasion and provided me with advice which proved valuable. Once I had accepted an offer, Nicola (the sales progression manager) was amazing. She was patient when I was not and helped with communication between all parties. I would recommend SJ Smith to anyone who is selling their property.



**Katie Stevens**

2 reviews



We used these guys to sell our property in ashford Middlesex. It wasn't exactly the most straight forward of sales but Louis dealt with everything, and reassured us the whole way through. IF we were ever to sell again, I would 100% choose SJ Smith to manage the sale. Massive thank you to Louis, Nicola, Chad and Rob



**Chris Clark**

1 review



SJ Smith were excellent, I would recommend them to anyone that would benefit from a great service. Amir was our dedicated agent and he went above and beyond in helping us sell our property and even assisted us in our purchase, that was over 100 miles away by communicating with the other estate agent we purchased from. Superb!



**Sinthuja Cain**

1 review



I worked with Chad, Louis and Nicola on the selling of my property in Ashford, and the purchase of a new property with them also. They are honest, decent professionals that have a lovely friendly approach and I cannot recommend them enough. I dealt with other estate agents in the area, with tough sales pitches, and sometimes forcing properties on us, but SJ Smith only contacted us with properties we would like; also they took amazing pictures of my property which really made it easy and quick to sell for a good price in this market! Thanks all! Sindy & James



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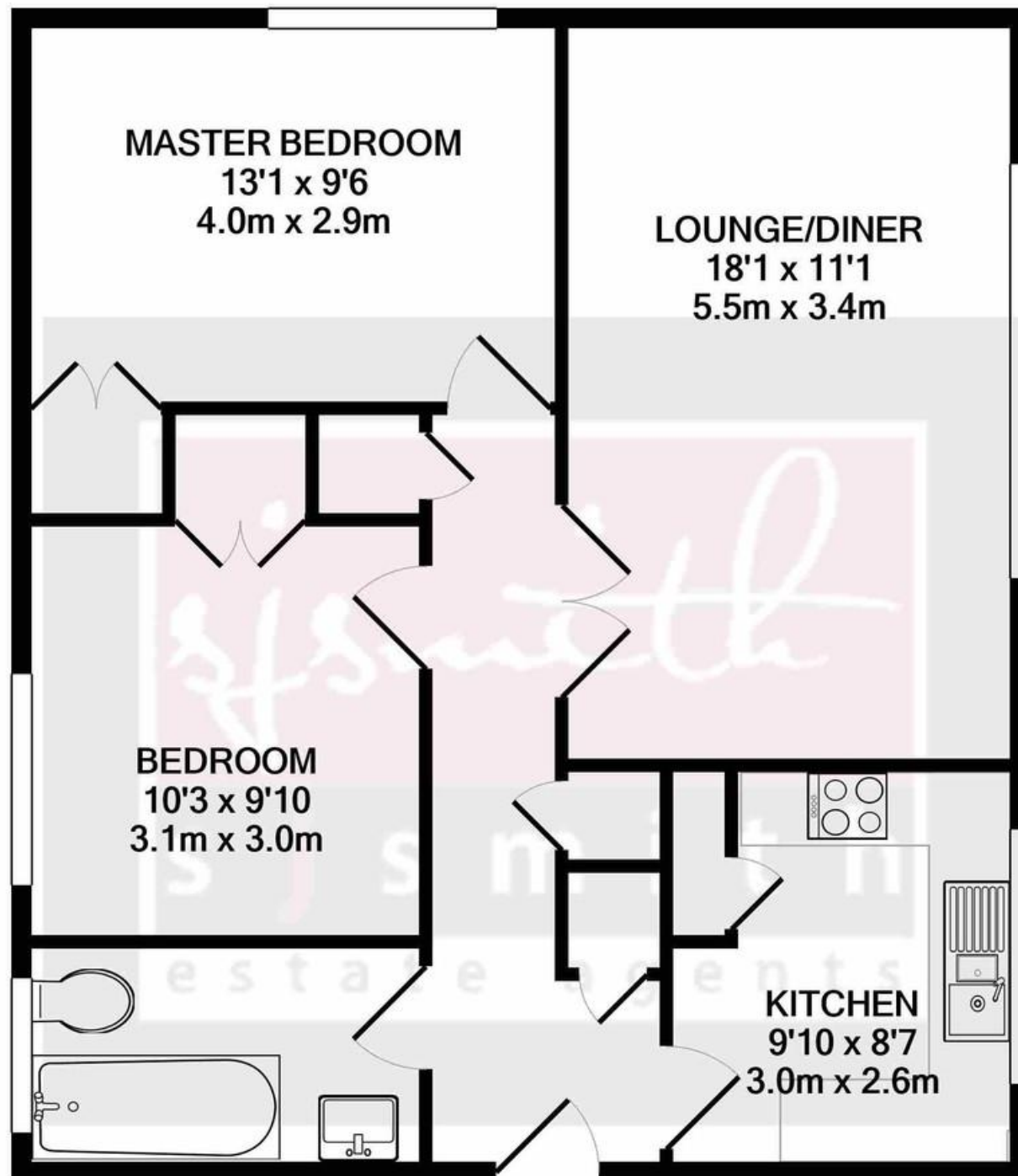


### 2 Alliance Court, Anderson Drive, Ashford, TW15 1BH £275,000 - Share of Freehold

Set in this popular residential road, positioned in the corner of a small block is this well presented ground floor, two double bedroom apartment offering a share of the freehold and no onward chain. Giving good access in to Feltham and the ability for Zone 6 travel the flat sits just on the 117 bus route or equally is just a short drive to either Feltham or Ashford mainline stations. A large inviting entrance hallway leads to all rooms with the modern fitted bathroom and kitchen immediately on your left and right respectively. The kitchen has a range of fitted units and worktops with space for appliances that include washing machine and free standing fridge freezer, there is also an integrated cooker and hob. The well-appointed bathroom comprises white suite with sink, toilet and shower fitting sitting over the bath. The main reception room runs 18' in length with ample room for both sitting and dining areas. The two bedrooms both have fitted wardrobes and are good sized double rooms. There are some pretty communal grounds that wrap around the apartments that are laid to lawn with tree and shrub borders. Further benefits include, gas central heating, double glazed windows, single garage in nearby block and a share of the freehold.



- NO ONWARD CHAIN
- SHARE OF FREEHOLD APARTMENT
- LARGE LIVING AREA
- MODERN FITTED KITCHEN
- TWO DOUBLE BEDROOMS
- EPC RATING D
- GARAGE IN BLOCK



**Lease and service charge information, which is all to be verified via solicitors;**

Tenure: Share of Freehold currently at 84 years.

Service Charge: £970 per annum