

## Why use S J Smith Estate Agents?

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

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

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**Sajid Abbasi**

I have used SJSmith Estate agents for last 7 years, both as buyer and landlord. They always come across as professional, courteous, and understanding to customer's needs. I continue to use their services and have no complaints.



**Abigail P**

Our overall experience with s j smith has been great. Everyone we have dealt with has been brilliant and can't thank you enough especially Nicola who has kept us updated and constantly chased the chain for us after a difficult chain and original one falling through. Thank you!!



**Robert Boyce**

Great service from Amir and the team! We tried to sell through an online agent with no success.... We signed up with SJSmith and then 3 days later we had an offer! Highly recommend!



**Lincoln Williamson**

My partner and I recently bought our first home from S J Smith and from start to finish they were excellent. From arranging a viewing, to keeping us updated throughout the whole process and being able to answer all our questions and queries in a very timely manner. There was a number of difficulties with the sale, however Nicola went above and beyond in helping these difficulties get resolved, keep us in the loop, offer support and guidance and ensure that the sale happened as quick as possible. If not for Nicola, I honestly don't think the sale would have gone ahead! Thank-you Nicola and thank you S J Smith!



**Katie Jameson**

Great service, kept up to date throughout the whole process as the first time selling a home.



**Louise Cambray**

We bought and sold through SJ Smith and can't recommend them enough. Everyone at the office is great but we knew we were in safe hands with Louis from the off. He was so knowledgeable and took the time to listen to what was important to us. He was always available to talk things through and help solve any issues. Nothing was ever too much trouble, and he continually went over and above - genuinely a really nice guy! Nicola was also amazing, so efficient and made what was a very difficult process as painless as possible. We are very grateful to both of them for all of their help!



6 Station Approach

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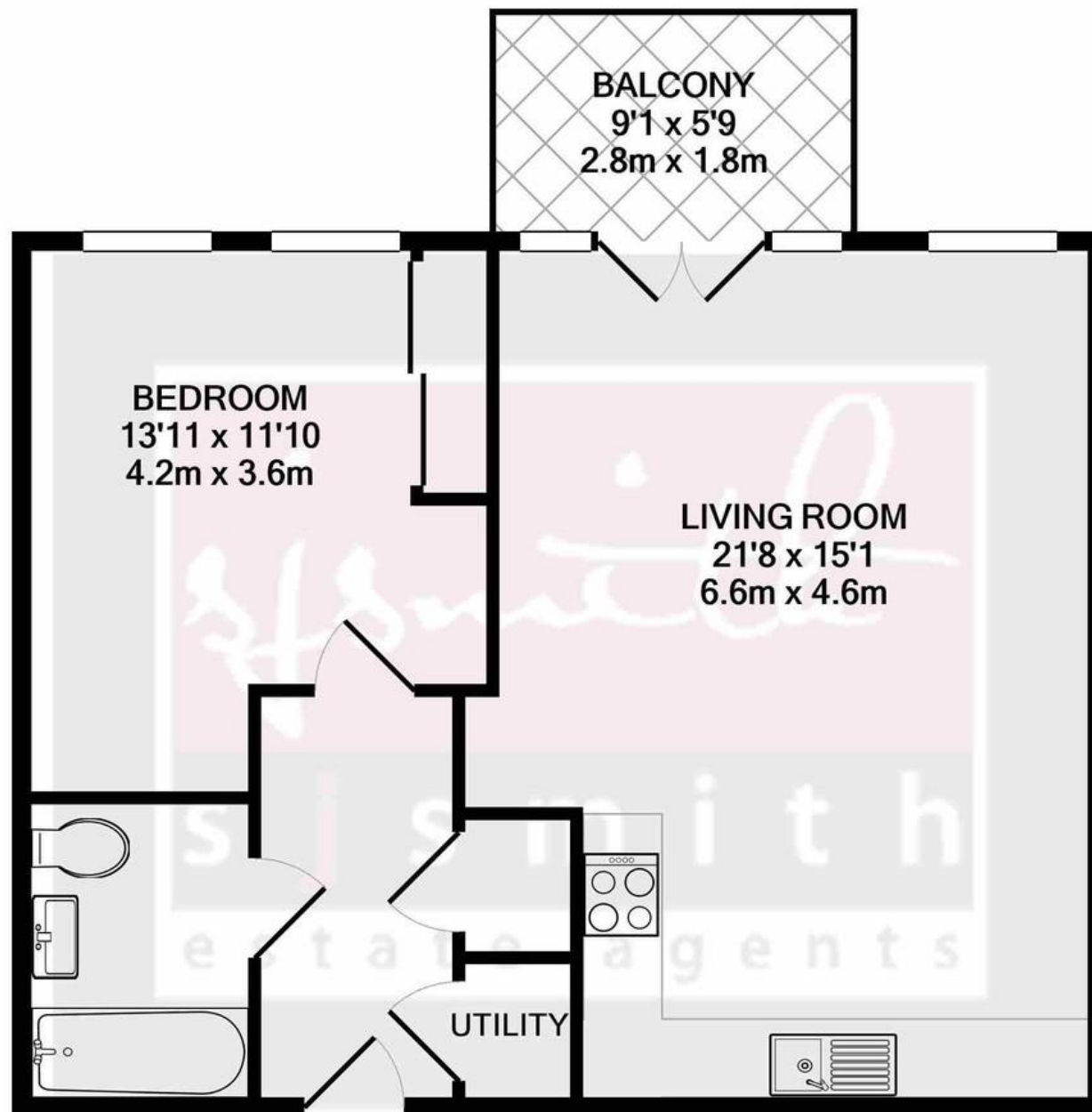
**21 Hazelwood House, 6 Dyas Road, Lower Sunbury, TW16 5DD**  
**£312,500 - Leasehold**

A simply stunning top floor one bedroom apartment built by Crest Nicholson in 2016, tucked away in this prestigious development in Lower Sunbury just moments from the River Thames, being offered to the market with no onward chain. Formerly London and Irish Training grounds, Dyas Road is now home to this pretty modern development with a mixture of houses and flats, surrounded with well-manicured communal areas with gym training and children's play area and for any gym goer's within the development is Nuffield Health and Wellbeing Gym. Benefits include: a bright and welcoming communal entrance with a video phone security entry system for each apartment, you then have options of a lift access to all floors or stairway and this leads to the top floor where this apartment is located. Accommodation consists of entrance hall with access to the utility cupboard and Megaflow water heating system, a further storage cupboard and then access to all other rooms. There us Amtico flooring in the hallway and living room and access to, a luxury three piece bathroom suite, a large master bedroom with fitted wardrobes, and then there is the superb open plan living room which is bright and airy and has access to the large private balcony and bespoke open plan kitchen complete with "granite" worktops, induction hob and integrated Siemens appliances. Offered with no onward chain this apartment would make an ideal first time buy or purchase maybe for someone downsizing. Internal viewings come highly recommended!



- PRIVATE BALCONY
- NO CHAIN
- ALLOCATED AND VISITOR PARKING

- IMMACULATE CONDITION
- LEASE LENGTH APPROX. 119 YEARS
- EPC RATING C



TOTAL APPROX. FLOOR AREA 560 SQ.FT. (52.0 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements



### Council Tax

Spelthorne Borough Council, Tax Band E being £2,691.08 for 2022/23

Council tax bands can be reassessed by local authorities at any point, the council tax band is only taken at point of listing and should not be relied on as current banding

### Lease and service charge information, all to be confirmed via solicitors;

Tenure: Leasehold 119

Service Charge: £1,138 (PA)

Ground rent: £250 (PA)

**Agent note** Under Consumer Protection Regulations we have endeavoured to make these details as reliable and as accurate as possible. The accuracy is not guaranteed and does not form part of any contract as the details are prepared as a general guide. We have not carried out a detailed survey or tested any appliances, specific fittings, or services (gas/electric). Room sizes should not be relied upon for carpets or furnishing nor should internal photos as these are intended as a guide only and may have changed since. It should not be assumed that any furniture/fittings are included. Lease, ground rent, maintenance or any other charges have been provided by the vendor and their accuracy cannot be guaranteed. We always advise a buyer should obtain verification on points via a solicitor.