

## 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  
Ashford  
Middlesex  
TW15 2QN

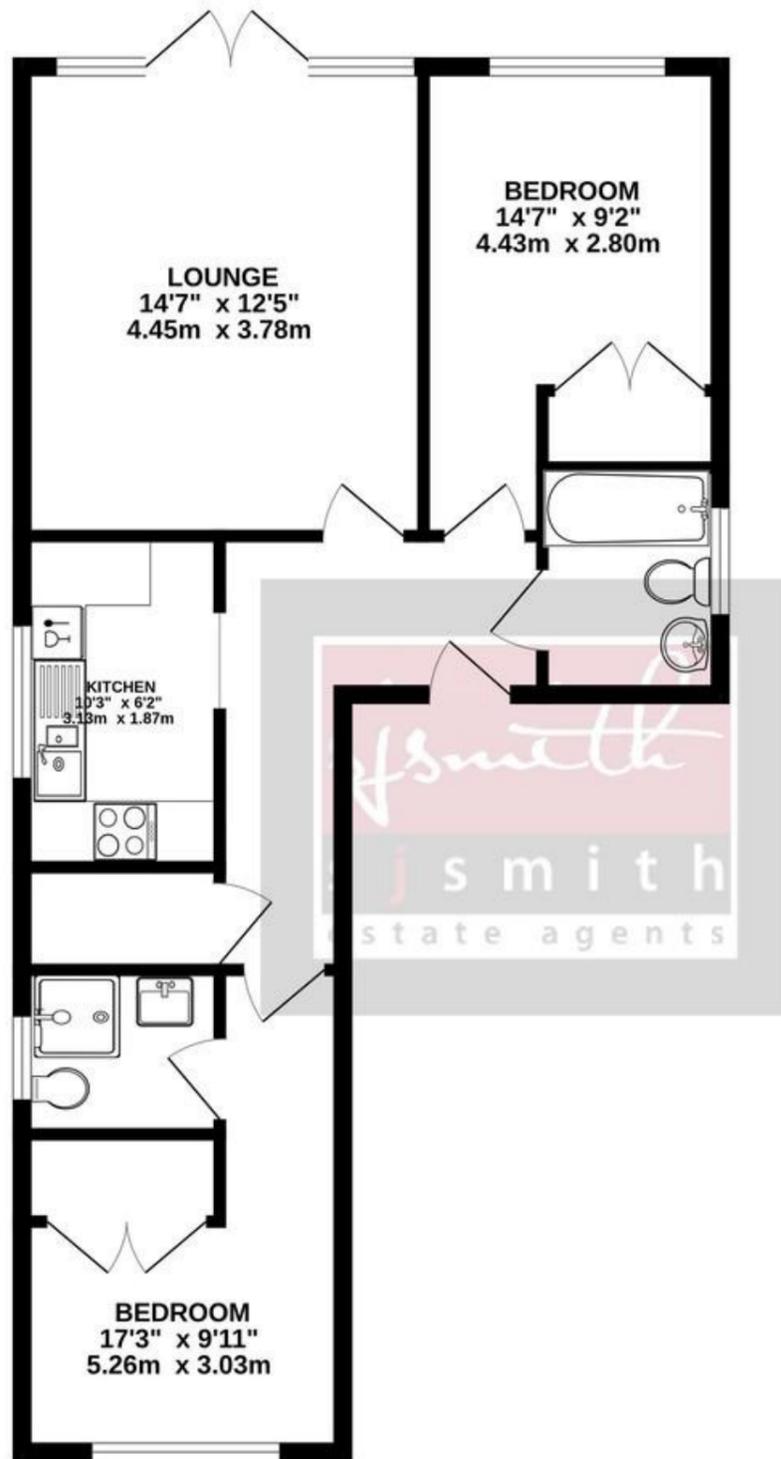
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**52 Reedsfield Road, Ashford, TW15 2HE**  
**£325,000 - Leasehold**

This two-bedroom, two bathroom ground floor modern apartment comes to the market in good decorative order and offers no onward chain and has direct access out to communal gardens. Nestled in a quiet cul-de-sac, the property offers a semi-rural setting, benefiting from views from the reception room onto open fields. Comprising entry phone security to a modern communal hallway, and then the property consists of: a hallway, a large reception room with double doors to patio area and communal garden, outside storage, two double bedrooms and an en-suite shower room. There is a separate three-piece bathroom, a modern fitted kitchen with a range of appliances and granite work surfaces. There is also double glazing throughout and a large storage space which houses the boiler and Mega flow water tank system. This larger than average property also has allocated parking and will be purchased with a newly extended lease. The property is situated close to Ashford High Street & Clockhouse Lane park, and also easy access to Bedfont Lakes and Heathrow Airport. Viewings come highly recommended.

GROUND FLOOR  
655 sq.ft. (60.8 sq.m.) approx.



TOTAL FLOOR AREA : 655 sq.ft. (60.8 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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- NO CHAIN
- TWO BATHROOMS
- BACKING ONTO OPEN FIELDS

- DIRECT ACCESS TO COMMUNAL GARDENS
- ALLOCATED PARKING SPACE
- EPC RATING C



#### Council Tax

Spelthorne Borough Council, Tax Band D being £2,201.79 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, 82 years. With an addition of 90 years on completion.

Service Charge: £900 (PA)

Ground rent: Peppercorn rent

**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.