

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.

Phone: Ashford 01784 243 333 – Staines 01784 779 100

Email: ashford@sjsmithestateagents.co.uk - staines@sjsmithestateagents.co.uk



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

t: 01784 243333
e: ashford@sjsmithestateagents.co.uk
www.sjsmithestateagents.co.uk



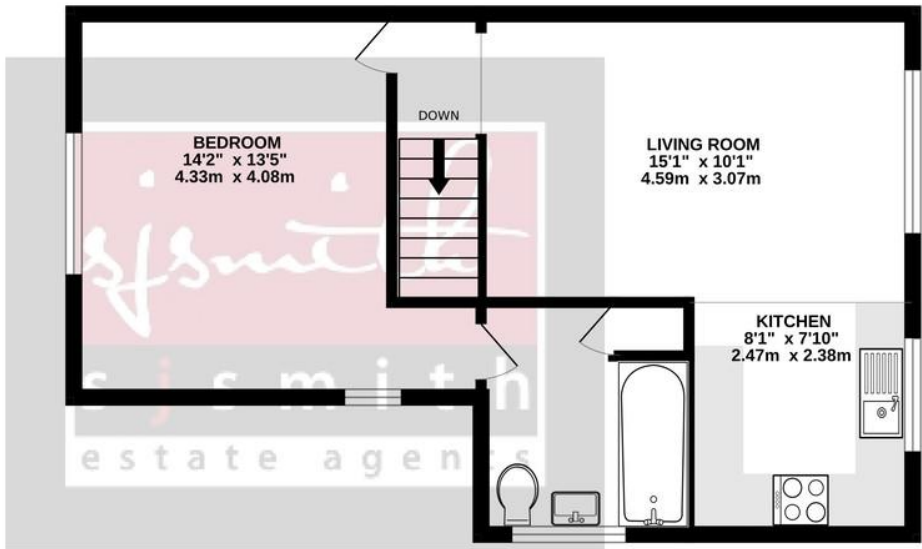
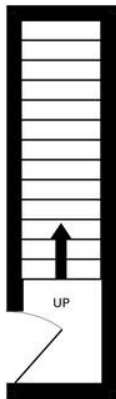
10a Napier Road, Ashford, TW15 1TG
Guide Price £237,500 - Leasehold

A smartly presented first floor one bedroom maisonette, with allocated parking and access to well-kept communal gardens, ideally situated in a quiet residential side road in Ashford within easy reach of major road links, bus routes and local amenities. Further benefits include: direct entry via your own front door which opens into the entrance porch with room to hang coats etc and then stairs lead up directly into the bright and airy living room which also has the nice re-fitted kitchen off it and this was replaced in 2020 by the current owners. Also off the living room you have access to the good size double bedroom and off the bedroom is the modern three piece bathroom suite. The property also has access to the loft space, no service charges, 143 year lease and a re-placed gas boiler in 2023. Outside is the allocated parking space to the front of the property and then to the side and rear are the lovely communal gardens which are only shared by a few of the maisonettes. A great first time buy or investment to rent out due to the long lease and low outgoings, viewings come highly recommended!

- **VENDOR CAN VACATE IF REQUIRED**
- **ALLOCATED PARKING**
- **USE OF WELL-KEPT COMMUNAL GARDENS**
- **RE-FITTED KITCHEN 2020**
- **143 YEAR LEASE**
- **EPC RATING BAND C**
- **RE-PLACED GAS BOILER 2023**

GROUND FLOOR
44 sq.ft. (4.1 sq.m.) approx.

1ST FLOOR
464 sq.ft. (43.1 sq.m.) approx.



TOTAL FLOOR AREA: 508 sq.ft. (47.2 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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Council Tax

Spelthorne Borough Council, Tax Band B being £1,792.46 for 2024/25

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 143 years remaining

Service Charge: £0

Ground rent: £120 per annum

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.