



**Mr D Ginger – 5\***  
Would thoroughly recommend! Chad and the team have kept us well informed all the way through the process, even during the difficult lockdown period and have made all parts of the journey as stress free as possible.

**Mr S Dymo – 5\***  
Chad at Smiths was very very good. Great communication. Very helpful, would like to thank Chad and Nicola for all their help. Done a great job. Would definitely recommend Smiths.

**Mr K Ziolkowski – 5\***  
Hello everyone. I just sold my property with S.J. Smith and I'm really happy with my decision. They are very professional. Special thanks to Mr Robert who has done professional valuation of the property, professional photos and professional advice. Special thanks for Mr Chad who has been with me through whole process of selling. He always been available (even when days off), very active in communication with other involved parties. I can honestly recommend SJ Smith as a really professional team.

**Mr M Muggeridge – 5\***  
I was extremely happy with the service I received from the beginning; with Louis and Chad who looked after the negotiation and sale of the property, right through to the completion of the sale with Nicola. Nicola was incredibly efficient with all the paperwork which needed completing and continued to keep me updated and in the loop throughout the process. She was helpful and offered exceptional customer service. I would not hesitate to recommend this

**Mr J – 5\***  
There is a reason why you see so many SJ Smith sale boards around Sunbury, Ashford and Staines compared to the other companies! As first time buyers we had no idea what to expect but from start to finish the service we received from them was exceptional. Louis showed us around the property and was very professional. No hard sale and let us take our time also very knowledgeable answering my questions about the property and surrounding area. He and Chad helped secure the sale through negotiating and agreeing a price. Nicola was an absolute god send during the process and helped keep us sane throughout. Quick to respond to our queries and persistent with keeping things moving. We are now settled in our new home and forever grateful to SJ Smith for their efforts in making it happen!

**Mr J O'Shea – 5\***  
Very good professional service. Very responsive and pro-active in getting the purchase completed. Would recommend their services.

**Mrs W Teverson – 5\***  
We originally signed up with Purple Bricks (purely cost saving) but Chad tempted us to give SJ Smith an opportunity – and I admit it is a different service to that of an online agency, you get what you pay for and they provided a professional service all the way through, we were delighted and would highly recommend this local agency to anyone buying or selling in the area.

**Mr D Tomlinson – 5\***  
The staff at SJ Smith were great and made the moving process go as smoothly as possible. A big thank you.

**Mrs A J Tyler – 5\***  
Great service from start to finish. Lovely friendly service from Louis and Rob and exceptional after sales service from Nicola. Highly recommended.



6 Station Approach  
Ashford  
Middlesex  
TW15 2QN

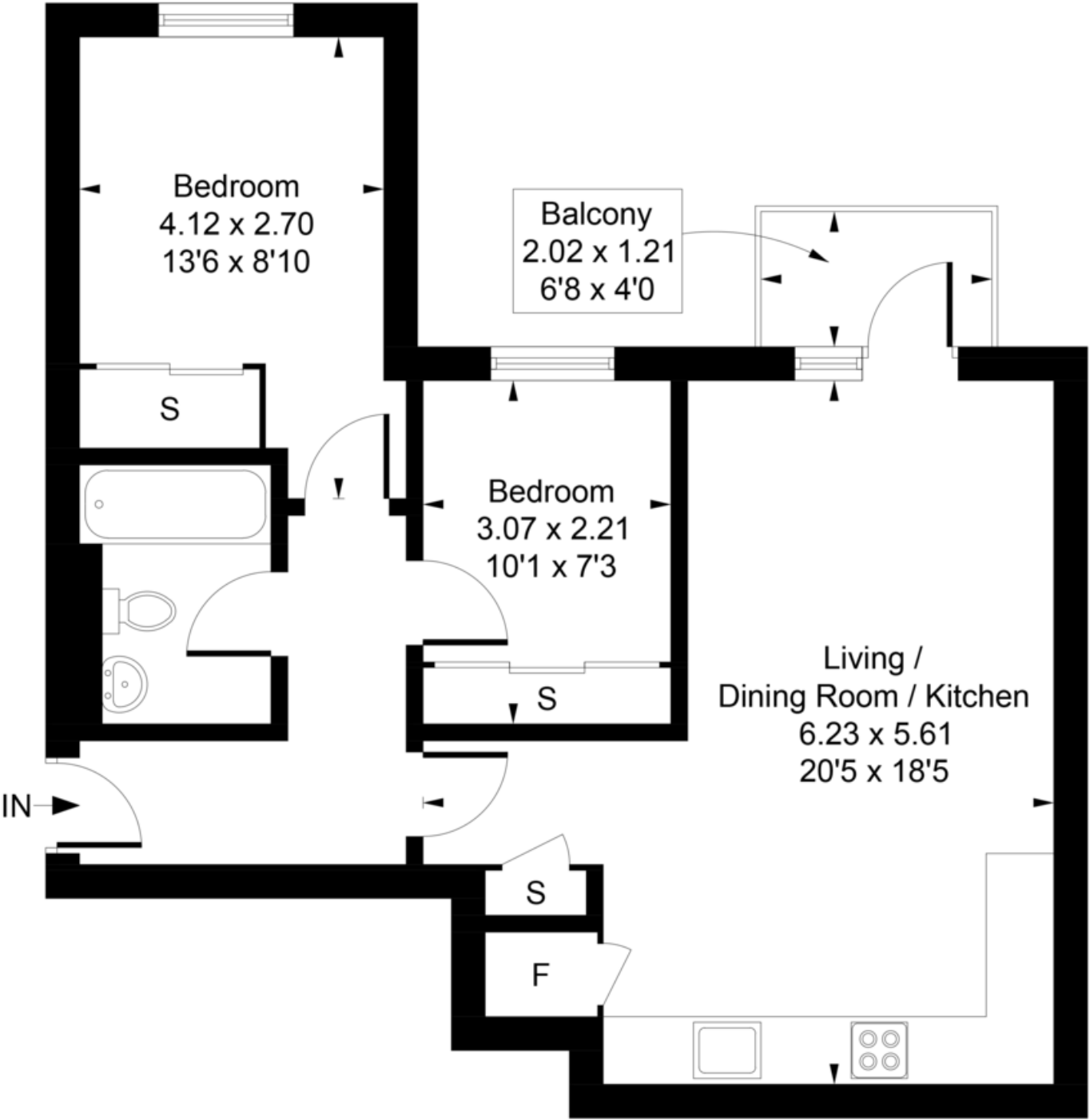
t: 01784 243333  
e: ashford@sjsmithestateagents.co.uk  
www.sjsmithestateagents.co.uk



## Flat 4 Insignia Court, Church Road, Ashford, TW15 2AX £285,000 - Leasehold

Welcome to this beautifully refurbished two-bedroom flat, situated on the first floor of a well-maintained building in a central area of Ashford. This modern home blends comfort, style, and practicality-making it ideal for couples or professionals. As you enter the property, you're greeted by a bright and contemporary hallway which leads to an open-plan kitchen living area. The kitchen has been tastefully updated with sleek white gloss cabinetry, integrated appliances, generous worktop space, and recessed ceiling lights. Wood flooring throughout adds warmth and continuity, with access to the balcony allowing lots of natural light. The flat offers two well-proportioned bedrooms. The main bedroom benefits from a built-in mirrored wardrobe and ample space for additional furniture. The modern bathroom has been stylishly refurbished with contemporary tiling, an overhead shower, and brand-new copper piping to ensure long-lasting performance and peace of mind. One of the standout features of this property is the private balcony, accessible from the lounge. It offers a tranquil spot to enjoy your morning coffee or unwind in the evening. The flat also includes a secure entry phone system for added peace of mind and private off-street parking-eliminating the hassle of finding a space. Connectivity is excellent, with high-speed fibre broadband already in place-perfect for remote working, streaming, or gaming. The property is also well located for access to local shops, cafes, parks, schools, and transport links into Ashford town centre and beyond. Refurbished to a high standard and ready to move into, this flat is a rare find that combines modern amenities with practical features in a desirable location.

Approximate Gross Internal Area  
54.98 sq m / 592 sq ft



Whilst every attempt has been made to ensure the accuracy of the floor plan 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.

- TWO DOUBLE BEDROOMS
- FIRST FLOOR
- MODERN FITTED KITCHEN
- CLOSE TO LOCAL AMENITIES
- BALONCY
- PRIVATE PARKING
- REFURB IN MAY 2023
- EPC RATING BAND TBC



### Council Tax

Spelthorne Borough Council, Tax Band D being £2,412.78 for 2025/26 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 115 years remaining on the lease

Service Charge: £2,200 pa

Ground rent: £300 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.