

## 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!



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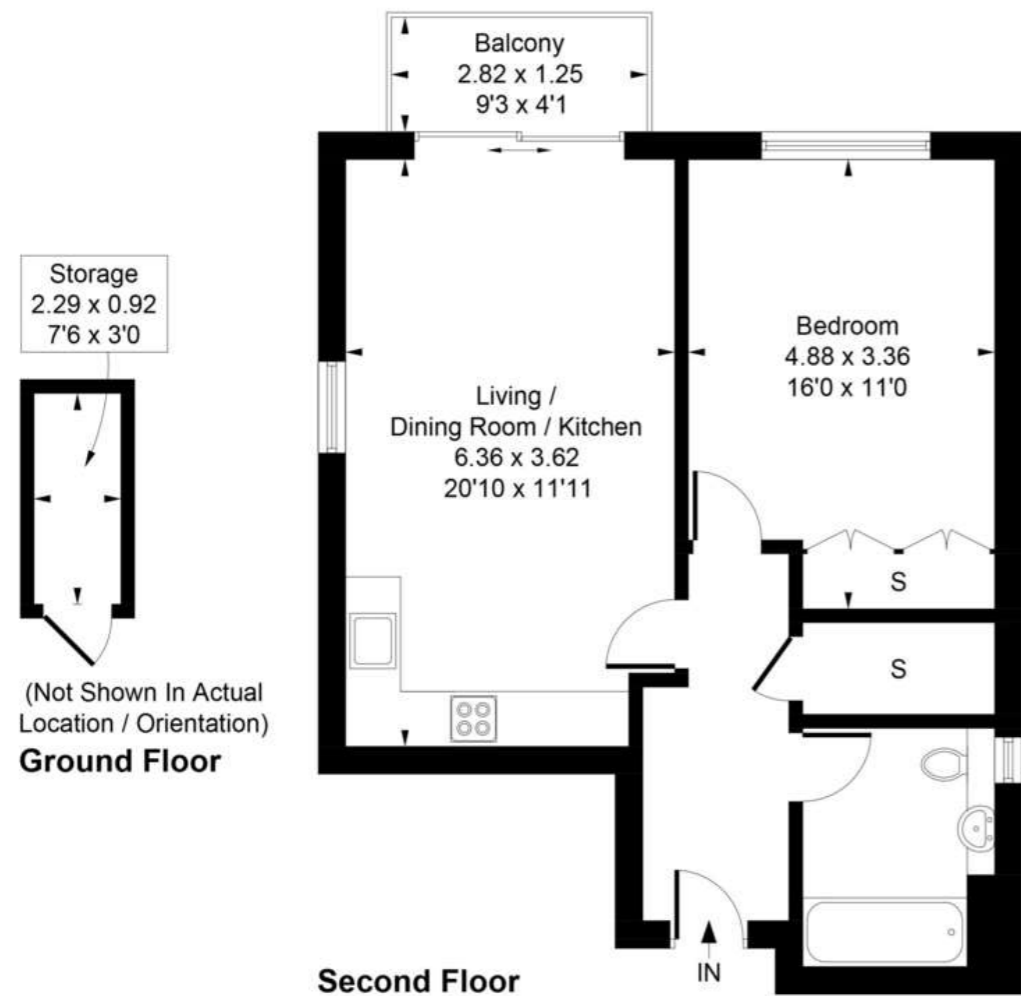


**3 Albert Court, Kingston Road, Staines-upon-Thames, Surrey TW18 4NL**  
**£325,000 - Leasehold**

Offered in immaculate condition throughout, this spacious second floor apartment is conveniently situated for Staines Mainline Station, the town centre and all other local amenities. Built in 2020 and set within a small private development of six apartments, access to the building is via a secure entry system. The apartment occupies approximately 55 sq/m of internal living space and is finished to a high standard. The L-shape kitchen offers considerable storage and is fitted with quartz worktops and fully integrated appliances. With space for a dining table, the open plan living area incorporates a spacious sitting area and flows out to a private, south facing balcony accessed via sliding doors, adding to the light, bright feel throughout. The spacious bedroom benefits from fitted wardrobes and a large south facing window. The sizeable bathroom incorporates premium fittings and a generous bath, while further storage can be found in the large walk-in cupboard accessed from the hallway. The apartment is offered with an allocated off-street parking space, a large private ground floor storage room within the building and secure bike storage. Further boasting gas central heating, double glazing and a long lease within excess of 120 years remaining. Staines Town centre boasts a range of shops, bars and restaurants, the Mainline Station has direct rail links to London (Waterloo 35 minutes and Reading 42-50 minutes) and immediate access onto the motorway network via the M25 leading to the M3 and M4. Heathrow Airport is a short distance away making Staines-upon-Thames popular with both buyers and renters alike. Viewings are highly recommended to fully appreciate the size and quality of accommodation on offer. Sole agent.

- IMMACULATE CONDITION THROUGHOUT
- SECOND FLOOR APARTMENT
- MODERN FITTED KITCHEN AND APPLIANCES
- LARGE DOUBLE BEDROOM
- PRIVATE BALCONY
- AMPLE STORAGE SPACE
- ALLOCATED OFF-STREET PARKING SPACE
- SECURE BIKE STORAGE
- CLOSE PROXIMITY TO STAINES RAILWAY STATION
- CLOSE PROXIMITY TO LOCAL AMENITIES

Approximate Gross Internal Area = 54.43 sq m / 586 sq ft  
 Storage = 2.18 sq m / 23 sq ft  
 Total = 56.61 sq m / 609 sq ft



#### Council Tax

Spelthorne Borough Council, Tax Band C being £2,048.52 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 with 121 years remaining approx.

Service Charge: £1,200pa

Ground rent: £300pa

**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.

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 purchase.