

## 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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**Saiid 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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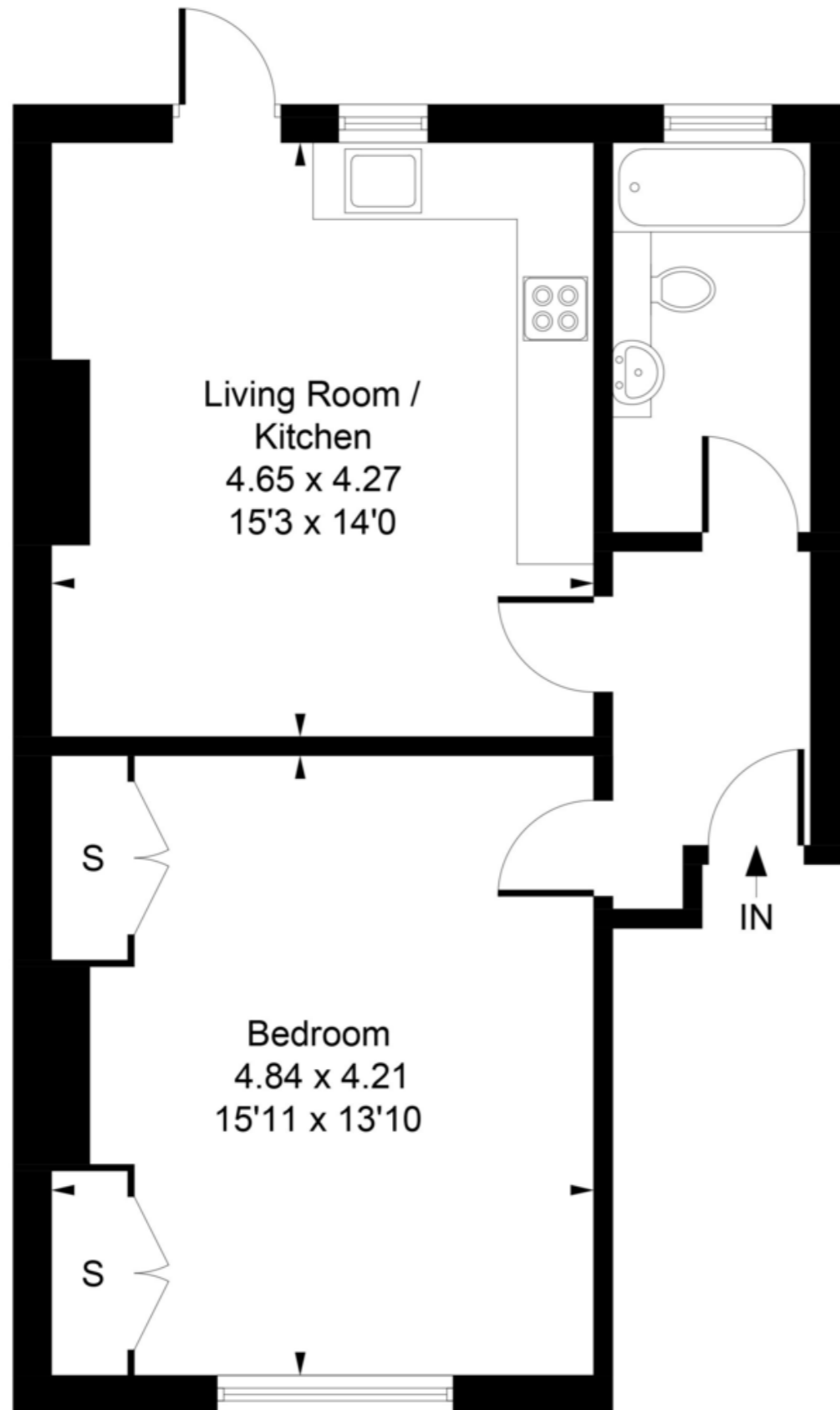


**Flat 1, 48 Leacroft, Staines-upon-Thames, TW18 4PB  
£300,000 - Leasehold**

A superbly presented ground floor garden flat conveniently situated on this popular tree lined road in Staines. Occupying approximately 50sqm of internal living space, the property briefly comprises of entrance hallway, double bedroom with ample storage space, modern bathroom and large open plan reception / kitchen with direct access to a private rear garden. This beautifully presented property further boasts gas central heating, double glazing, high ceilings throughout, period features, off street parking, share of freehold, and a well presented private rear communal garden. Sole agent.

- ONE-BEDROOM GARDEN FLAT
- HIGH CEILINGS
- PERIOD FEATURES
- DOUBLE GLAZING AND GAS / CENTRAL HEATING
- SHARE OF FREEHOLD
- LARGE OPEN PLAN RECEPTION/KITCHEN
- AMPLE STORAGE SPACE
- OFF STREET PARKING
- PRIVATE REAR GARDEN
- COMMUNAL GARDENS

Approximate Gross Internal Area  
50.88 sq m / 548 sq ft



**Ground Floor**



**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 – Share of freehold (900+ years left on lease)  
Service Charge: £900p/y  
Ground rent: inclusive in service charge

**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.