



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 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 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 S.J Smith as a really professional team.

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 S.J 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 S.J Smith were great and made the moving process go as smoothly as possible. A big thank you.

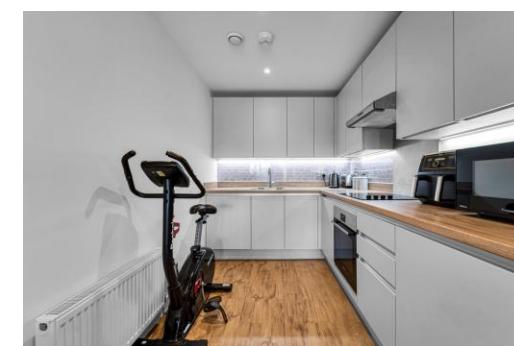
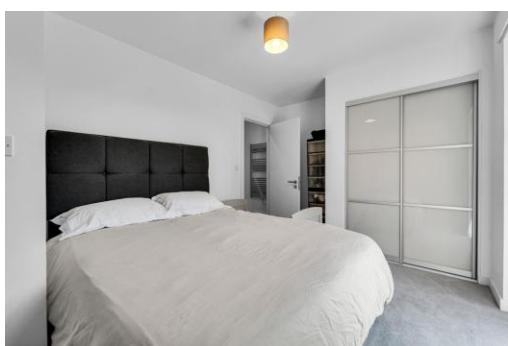
Mr S Dymo – 5*
Chad at smiths was very very good. Great communication. Very helpful, would like to thank Chad and Nicola for all their help. Done a great job. Would definitely recommend smiths.

Mr J – 5*
There is a reason why you see so many S.J 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 S.J Smith for their efforts in making it happen!

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



72 Palmer Court, 6 Pitcher Lane, Ashford, TW15 2DZ £204,000 – Leasehold 60% Shared Ownership

SHARED OWNERSHIP (Advertised price represents 60% share. Full market value £350,000). This spacious and well-presented apartment is on the second floor and has a twenty-six-foot reception room with attractive flooring and an open-plan kitchen area with handle-less units and integrated appliances. A glazed door leads out onto a balcony which provides a very pleasant view of the neatly-tended communal garden and the local green. Other, internal, features include a main bedroom with en-suite shower room and fitted wardrobe plus a second, comfortable, double bedroom and a stylish bathroom. There is a large storage/utility cupboard in the entrance hall and modern insulation standards, high performance glazing and a communal heating and hot water system all contribute towards a very good energy-efficiency rating. The property comes with use of a parking space plus Palmer Court is only a short walk from Ashford Railway Station, for services between Weybridge/Windsor & Eton Riverside and London Waterloo.

Housing Association: A2Dominion.

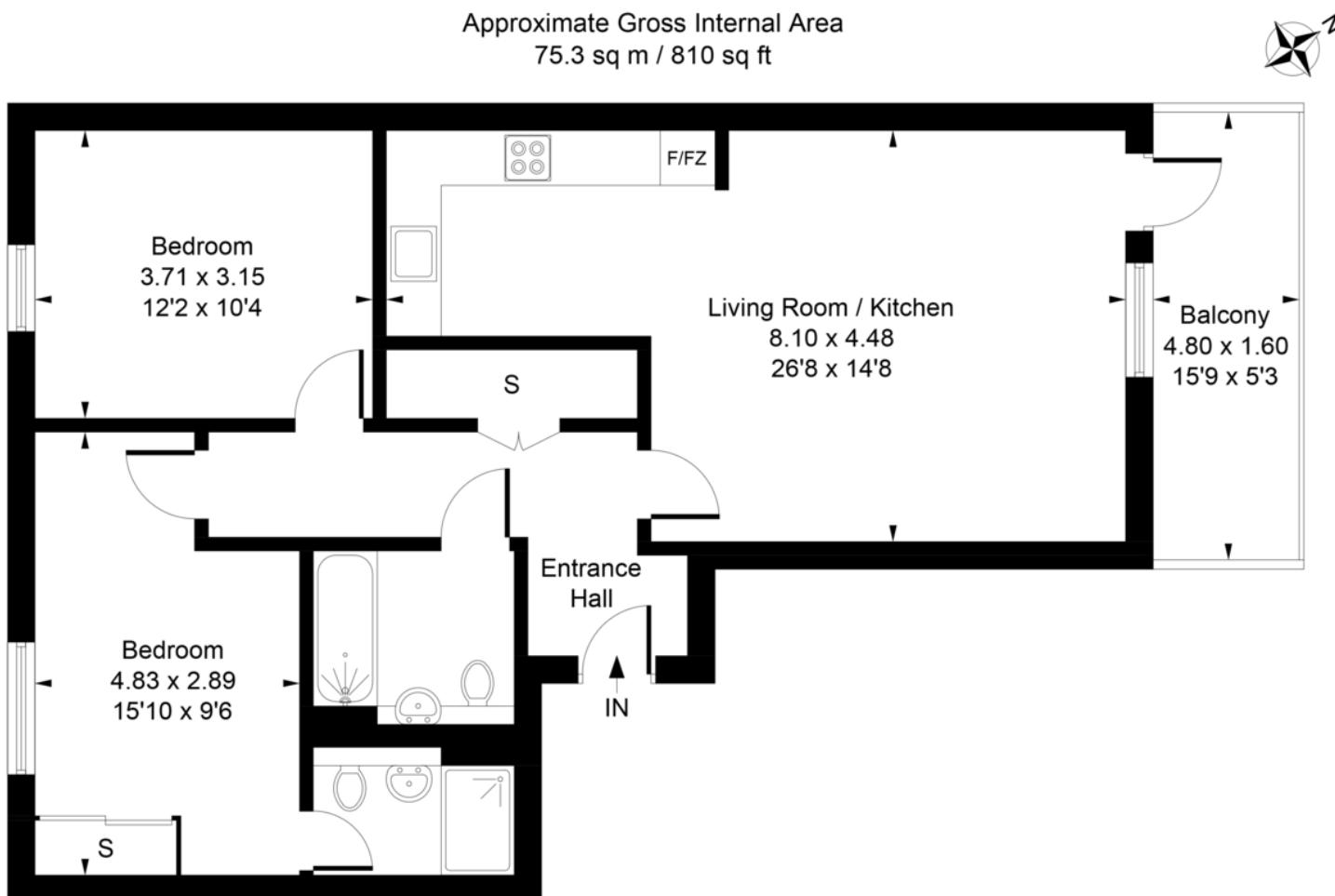
Tenure: Leasehold (125 years from 27/08/2021).

Minimum Share: 60% (£210,000). The housing association will expect that you will purchase the largest share affordable.

Shared Ownership Rent: £403.24 per month (subject to annual review).

- **SECOND FLOOR**
- **BATHROOM PLUS ENSUIT SHOWER ROOM**
- **BALACONY AND PARKING SPACE**

- **SHORT WALK FROM ASHFORD STATION**
- **APPROX 810 SQFT GROSS INTERNAL AREA**
- **EPC RATING BAND B**



Second Floor

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.

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 121 years remaining

Service Charge: £284.37 per calendar month

Ground rent: £0

Rent: £403.24 per calendar month

