



About Us

S J Smith Estate Agents was founded with a singular goal – to provide an unparalleled level of service and client care not readily available in our local market.

Our aim is to establish S J Smith as the premier estate agency in our area of operations. To that end, we blend proven real estate practices with cutting-edge technology to deliver the very best service possible.

However, our greatest asset is our exceptional staff, whose dedication and expertise set us apart from competitors.

Let's stay in touch!
Get tips, sneak peeks, and early access to our newest properties!



www.sjsmithestateagents.co.uk

Client Testimonials

We recently bought a property through SJ Smith in Ashford and had a great experience from start to finish. Robert and Simon were both excellent – always polite, helpful, and quick to respond to any enquiries. Communication was clear and consistent throughout, and we really appreciated that there was no pressure or pushy sales tactics, unlike with some other agents we dealt with. We felt genuinely supported during the process and would highly recommend their service based on our experience.

Tomasz Nowak

Amazing, Outstanding customer service! We have sold and purchased 3 properties now with SJ past 12 years! This experience was however the best one to date! Would recommend this company to all wanting to sell or let there properties in the Ashford, Surrey or surrounding areas. Well done all involved! Top Work!!!

Mark Sheldrake

Absolutely brilliant service from all the staff working in SJ Smith Ashford that supported us during our house process. Couldn't fault anyone, they were a productive, helpful and friendly estate agents. We have been greatly appreciative of all the updates during the process and the constant reassurance they've provided us with along the journey.

Dani Atkinson

We sold our house with SJ Smiths and they were incredible throughout. Their photographer did a fantastic job at capturing our home from some tricky angles. Then when our house went on sale, they were very responsive and communicative throughout the viewings process, giving us feedback after each viewing. Our house sold within a week and we really do believe that was down to their hard work. We are so glad we chose S J Smiths and couldn't recommend them more.

Thanks so much guys.

Holly

Most honest and experienced estate agents in the area. Easy to work with. We had a tight deadline to meet in order to beat the stamp duty increase. I would definitely recommend going with them whether you have to sell or purchase. They work towards making things happen for you.

Alekhya Jarathi



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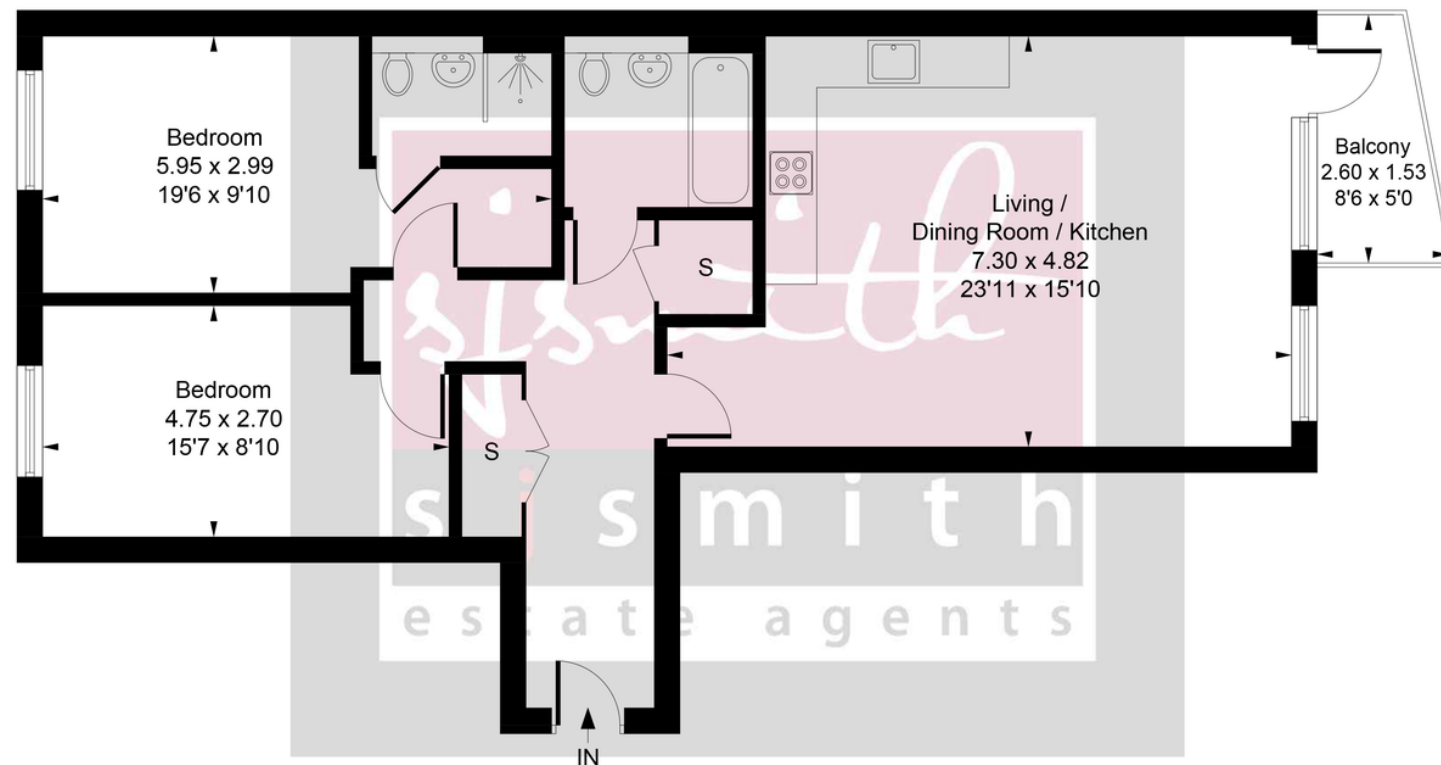
54 Palmer court, Pitcher Lane, Ashford, TW15 2DY

£108,000 - Leasehold

**** 30% Shared Ownership, full amount also available **** Nestled within the heart of Ashford along the ever-convenient Pitcher Lane, this superb second floor apartment enjoys an enviable central position just moments from Ashford High Street, its excellent range of shops, cafés and amenities, as well as the mainline train station. Occupying an elevated position, the property benefits from far-reaching rooftop views across Ashford, best appreciated from the private balcony. The heart of the home is an impressive 23' x 15' open-plan reception room, offering generous space for both sitting and dining. The contemporary kitchen is fitted with a modern range of units, integrated appliances and ample worktop space, creating an ideal setting for both everyday living and entertaining. French doors lead directly onto the balcony, seamlessly extending the living space outdoors while taking full advantage of the elevated outlook. A spacious entrance hallway creates an excellent first impression and benefits from a generous utility/storage cupboard, providing valuable everyday practicality. There are two well-proportioned double bedrooms, with the principal bedroom featuring stylish panelled walls and a beautifully appointed en-suite shower room. The second bedroom is served by a modern family bathroom, finished to a similarly high standard. Further benefits include two secure, underground allocated parking spaces, making this an ideal purchase for first-time buyers, professionals, downsizers or investors seeking a well-presented apartment in an exceptionally convenient location.

- TOP FLOOR MODERN APARTMENT
- TWO BATHROOMS
- SECURE UNDERGROUND PARKING FOR TWO CARS
- CENTRAL ASHFORD LOCATION
- BALCONY WITH FAR REACHING VIEWS
- EPC RATING BAND B

Approximate Gross Internal Area
80.92 sq m / 871 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 purchase.



Council Tax

Spelthorne Borough Council, Tax Band D being £2,526.49 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 on the lease

Service Charge: £297.25 pcm

Ground rent: £0

Rent: £723.37 pcm

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