



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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68 Palmer Court, Pitcher Lane, Ashford, TW15 2DZ
75% Shared ownership £262,500 - Leasehold

Positioned on the first floor, this well-located two double bedroom apartment offers fantastic access to the wide range of amenities available on Ashford High Street and is equally well positioned for Ashford railway station, making it ideal for commuters and those seeking convenience. The property benefits from underground parking and a generous private terrace, enjoying views across the well-maintained communal grounds at Pitcher Lane. The dimensions of the apartment provide generous accommodation throughout, with a real sense of space enhanced by an abundance of natural light pouring in from the terrace and the front-facing bedroom. The hallway runs the length of the property, giving access to all principal rooms. There are two double bedrooms, with the principal bedroom benefitting from a well-appointed en-suite shower room. The modern family bathroom has been finished to a high standard and features a shower fitting positioned over the bath with a tiled surround. The impressive kitchen/living room measures almost 27' by 15', offering ample space for both sitting and dining areas. The kitchen is set just off the lounge; although open plan, it retains a sense of separation and provides a range of sleek fitted units and worktops. The terrace is a real selling point and larger than many others within the development. It offers adequate space to accommodate a BBQ and garden furnishings, with far-reaching views across the communal grounds. Overall, this apartment combines spacious accommodation, excellent transport links and desirable outdoor space in a highly convenient location.

- CENTRAL ASHFORD LOCATION
- UNDER GROUND PARKING
- TWO DOUBLE BEDROOMS
- SPACIOUS LOUNGE/ KITCHEN ROOM
- PRIVATE TERRACE
- TWO BATHROOMS
- WELL PRESENTED THROUGHOUT
- EPC RATING BAND B

Approximate Gross Internal Area
75.28 sq m / 810 sq ft



First 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 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 125 years remaining
Service Charge: £87.50 per calendar month
Ground rent: £50 PA
Rent: £237.40 per calendar month

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