



## 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](http://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*



6 Station Approach  
Ashford  
Middlesex  
TW15 2QN

t: 01784 243333  
e: [ashford@sjsmithestateagents.co.uk](mailto:ashford@sjsmithestateagents.co.uk)  
[www.sjsmithestateagents.co.uk](http://www.sjsmithestateagents.co.uk)



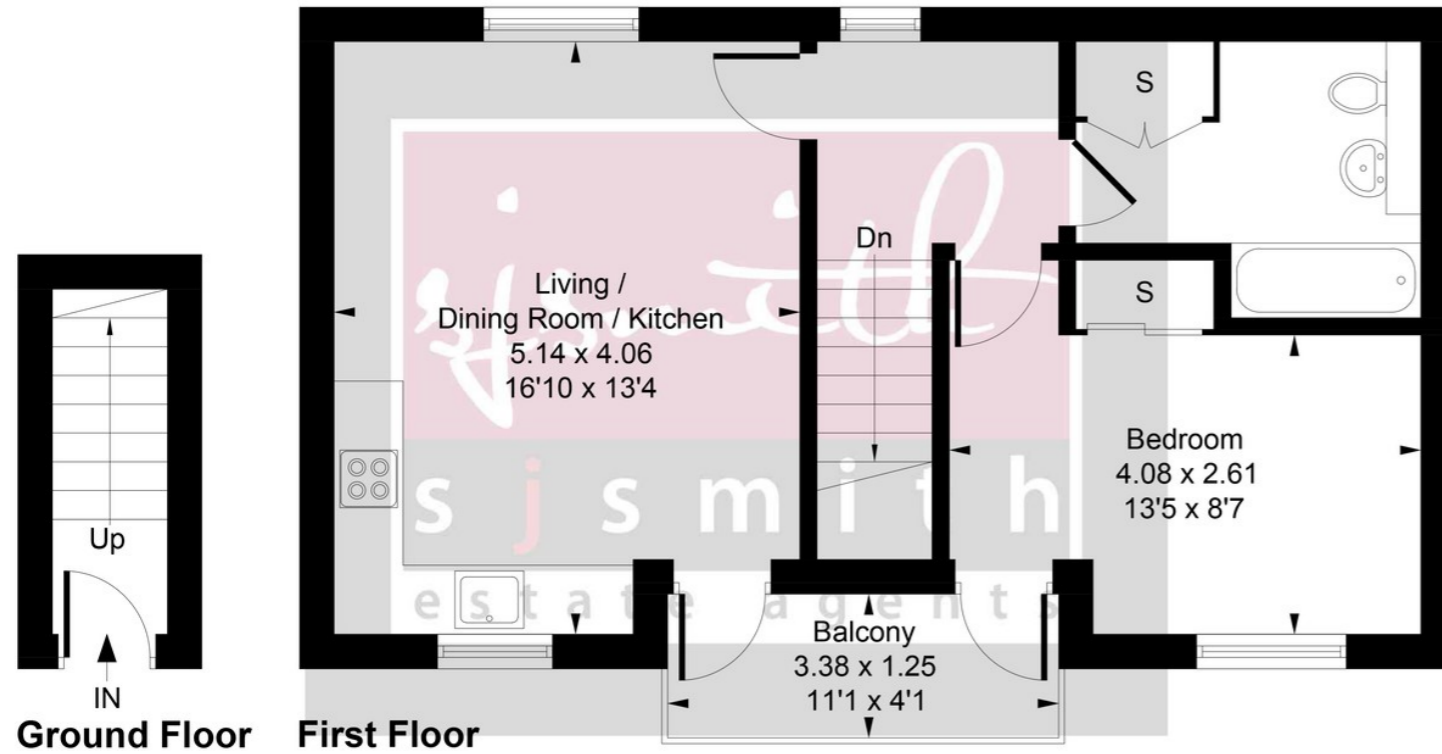
**5a Staveley Road, Ashford, Surrey , TW15 1TF**

**£235,000 - Leasehold**

Located on the first floor of this modern development, just a short distance from Ashford Common, this sizeable apartment benefits from off-street parking, well-maintained communal grounds, and a private balcony. A private entrance leads to the first-floor accommodation and opens into a bright and airy living space, with clearly defined sitting and kitchen areas. The lounge is complemented by a dual-access balcony positioned at the front of the building, providing a sunny and inviting retreat, ideal for alfresco dining. The principal bedroom also enjoys direct access to the balcony and offers ample space for a double bed, along with additional furnishings, including fitted wardrobes. The bathroom is fitted with a white suite, featuring a shower over a P-shaped bath. Further benefits include a spacious landing area, offering practical storage for coats and shoes.

- **FIRST FLOOR APARTMENT**
- **PRIVATE BALCONY**
- **WELL MAINTAINED COMMUNAL GROUNDS**
- **NO ONWARD CHAIN**
- **OFF STREET PARKING**
- **EPC RATING BAND C**

Approximate Gross Internal Area  
49.57 sq m / 534 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 C being £2,245.77 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

Tenure: Leasehold

Service charge - £41 P.C.M paid in to a block run Barclays bank account – covering, window cleaner, gardener and buildings insurance.

999 year lease from 25/12/2005