

## 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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### **Sajid 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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**11 Grange Court, Gresham Road, Staines-upon-Thames, Surrey TW18 2BT**  
**£225,000 - Leasehold**

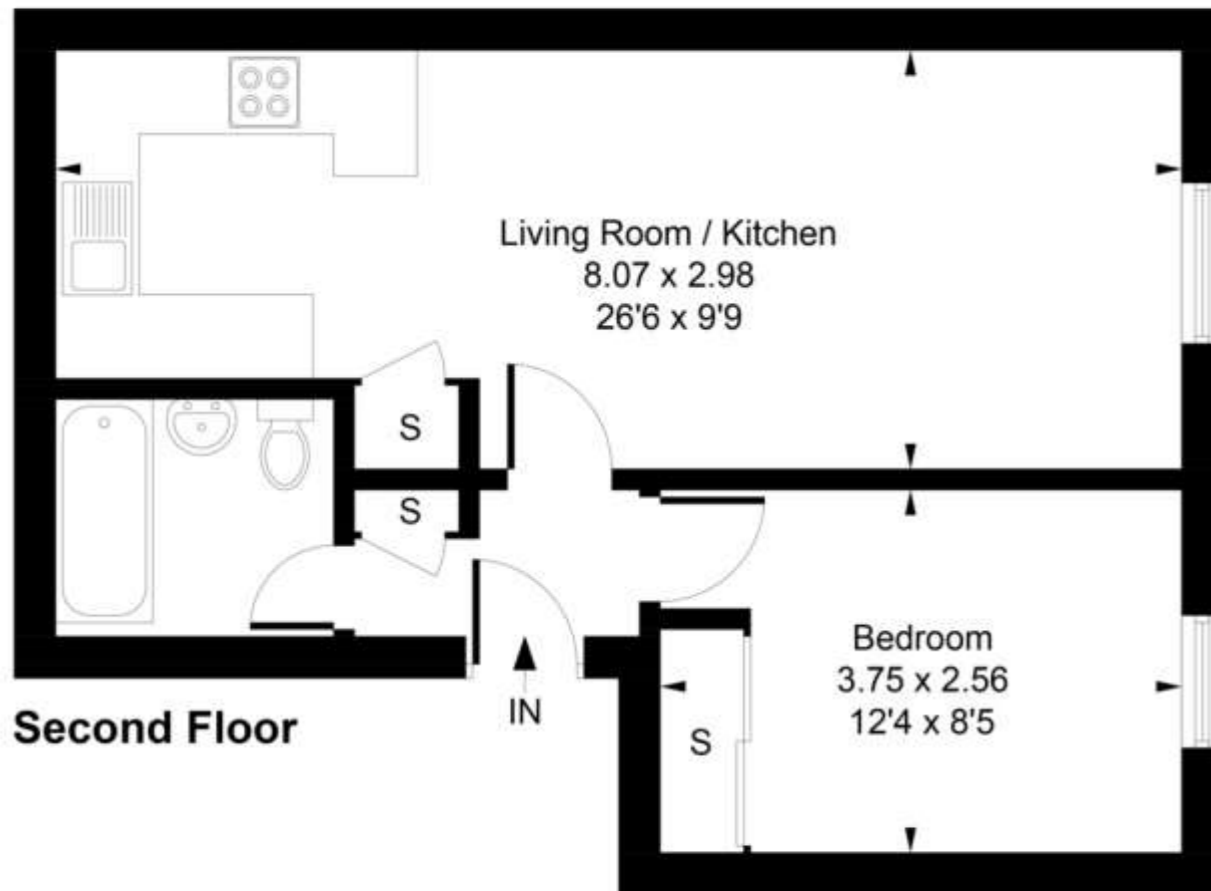
Offered to the market in excellent condition throughout is this one bedroom apartment which sits just moments from Staines train station, perfect for first time buyers or investors! The property offers an inviting hall with storage which leads straight through to a spacious open plan lounge/kitchen, the fitted kitchen boasts ample country kitchen style units, generous amount of worktop space and gas hob, the lounge is tastefully decorated has space for a dining area and has plenty of light flowing through from the large window, as well as stunning wood style flooring which follows throughout the property. There is a spacious double bedroom again letting in plenty of light and has fitted wardrobes, a three piece bathroom, which has been updated around the original suite, is mainly tiled and offers shower over bath along with matching sink and WC. To the exterior you can find well maintained communal gardens along with an allocated parking space. A huge benefit to the property is having no apartment directly above giving top floor feel to the property, there are also low charges and a new lease of 125 years will be given upon completion. Grange Court is in a prime location in Staines and within walking distance to local amenities, transport links, and the river Thames.



- STUNNING ONE BEDROOM APARTMENT
- OPEN PLAN LIVING
- MODERN BATHROOM
- COMMUNAL GARDEN

- NEW LEASE OF 125 YEARS ON COMPLETION
- ALLOCATED PARKING
- FANTASTIC LOCATION
- EPC RATING C

Approximate Gross Internal Area = 38.90 sq m / 419 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 £2,048.52 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 125 years upon completion of sale

Service Charge: £1,020pa

Ground rent: £200pa

**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.