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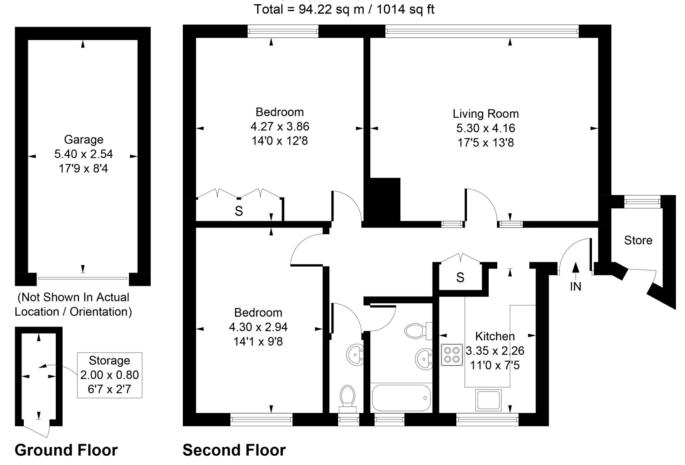


12 Fordbridge Court, Fordbridge Road, Ashford, TW15 3SA Guide Price £325,000 - Share of Freehold

residents parking and a single garage for additional storage or a small car.

A superb two double bedroom top floor apartment forming part of the sought after private development known as Fordbridge Court, with 847 square feet of accommodation and presented in excellent condition throughout viewings come highly recommended! Features include: lovely landscaped communal gardens leading to a communal entrance porch and stairwell along with a separate storage cupboard allocated to this apartment, with another one on the second floor also, in the apartment itself there is a long hallway allowing access to all rooms including: a modern fitted kitchen to the rear aspect, an impressively large and bright and airy lounge/diner to the front aspect, two big double bedrooms, one with fitted wardrobes, a lovely refitted three piece bathroom suite and a re-placed separate WC. In addition to the above there is a 975 year lease, a Share of the Freehold, new gas central heating system and boiler (fitted 2025), new flooring,

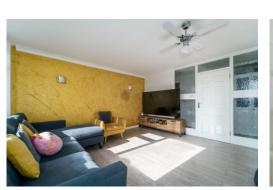
Approximate Gross Internal Area (Including Store) = 78.64 sq m / 847 sq ft
Storage = 1.60 sq m / 17 sq ft
Garage = 13.98 sq m / 150 sq ft



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.

- NEW GAS CENTRAL HEATING SYSTEM IN 2025
- NEWLY FITTED BATHROOM SUITE
- MODERN FITTED KITCHEN

- 975 YEAR LEASE
- GARAGE AND RESIDENTS PARKING
- EPC RATING BAND C
- POPULAR DEVELOPMENT







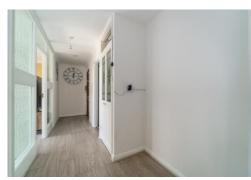












Council Tax

Spelthorne Borough Council, Tax Band D being £2,304.56 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: Share of Freehold 975 years remaining

Service Charge: £125 pcm

Ground rent: £0

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 quide only and may have changed since. It should not be assumed that any furniture/fittings are included. Lease, ground rept.