



# Garrett Crescent

OTTERSHAW, KT16

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Immaculate 2 bedroom, 2 bathroom apartment in popular development built by CALA homes.



Situated in a serene and picturesque setting, this nearly new two double-bedroom apartment, built by Cala Homes, offers exceptional modern living.

The property features two spacious double bedrooms, including a master suite complete with fitted wardrobes and a sleek en-suite shower room. The main bathroom is equally impressive, with a full-size bathtub and modern fixtures.

The open-plan kitchen and living area is perfect for both relaxing and entertaining, featuring integrated appliances and direct access to a private balcony that overlooks peaceful greenery.

This home also benefits from two allocated parking spaces with power pods for electric vehicle charging, as well as convenient lift access to the first floor.



# GARRETT CRESCENT, OTTERSHAW, KT16 0SQ

ASKING PRICE £399,950

Local Authority:

Council Tax Band: D

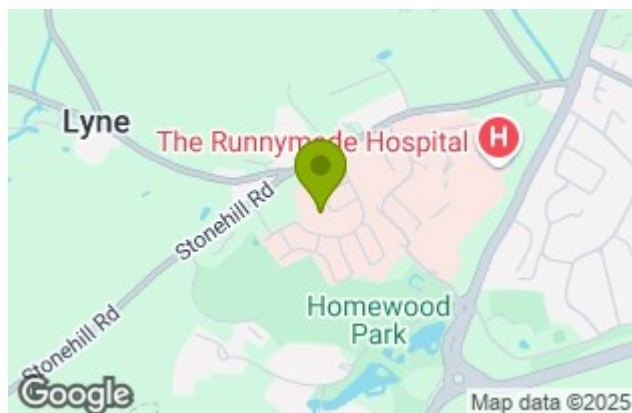
Furniture: null

Parking:

Available Date:

TOTAL APPROX. FLOOR AREA 810.00 sq ft

Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Potential	Current	Potential
<b>Very energy efficient - lower running costs</b>			
(92 plus) <b>A</b>		(92 plus) <b>A</b>	
(81-91) <b>B</b>		(81-91) <b>B</b>	
(69-80) <b>C</b>		(69-80) <b>C</b>	
(55-68) <b>D</b>		(55-68) <b>D</b>	
(39-54) <b>E</b>		(39-54) <b>E</b>	
(21-38) <b>F</b>		(21-38) <b>F</b>	
(1-20) <b>G</b>		(1-20) <b>G</b>	
<b>Not energy efficient - higher running costs</b>			
EU Directive 2002/91/EC		EU Directive 2002/91/EC	
England & Wales		England & Wales	



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

## Wessex House KT16

Approximate Gross Internal Floor Area = 75.2 sq m / 810 sq ft

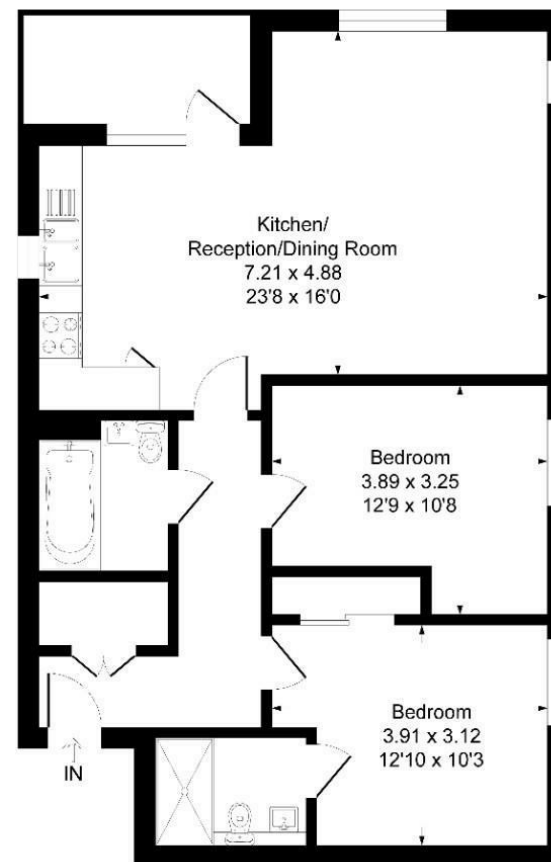


Illustration for identification purposes only, measurements are approximate, not to scale.  
Produced By Esjay Property Marketing

**Viewing:** Please contact our Surrey Office on 01932 212 880 if you wish to arrange a viewing appointment for this property.

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