



Monellan Crescent  
Caldecotte Milton Keynes, MK7 8NA

Guide Price £315,000

2 2 1 C

A set of four icons representing property features: a bed icon with the number '2', a shower icon with the number '2', a sofa icon with the number '1', and a carport icon with the letter 'C'.

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# Monellan Crescent

Caldecotte Milton Keynes, MK7 8NA

We are delighted to offer for sale, with no upper chain, this impressive and rarely available first floor apartment, set within a prestigious gated development in the highly regarded and picturesque Caldecotte area of Milton Keynes. Occupying an enviable position with direct elevated views across Caldecotte Lake, this two bedroom apartment provides bright and spacious accommodation comprising: Entrance hall, cloakroom/WC, lounge with lake-facing Juliet Balcony, kitchen and two generous bedrooms each with an ensuite. Additional benefits include parking, private garage and lakeside communal gardens. Viewing is highly recommended.

### Location:

Monellan Crescent is enviably positioned within Caldecotte, one of Milton Keynes' most prestigious and tranquil residential enclaves, known for its peaceful atmosphere and proximity to the picturesque Caldecotte Lake. This sought-after location effortlessly balances serene, waterside living with excellent transport connectivity and modern urban convenience. Caldecotte Lake provides a stunning backdrop for daily life - ideal for walking, running, cycling, or simply unwinding while taking in the natural beauty and abundant birdlife. The green open spaces and lakeside trails contribute to the area's well-earned reputation as one of Milton Keynes' most desirable destinations for both families and professionals alike. The neighbourhood is well-served by a variety of highly regarded local amenities, including excellent schooling options, local shops, and recreational facilities. For more extensive shopping, dining and cultural experiences, Central Milton Keynes and The Centre:MK are just a short drive away, offering a comprehensive range of restaurants, retail outlets and entertainment options. For the commuter, the area is perfectly placed. Bow Brickhill Railway Station is within easy reach, providing direct services to Bletchley and Bedford, while Milton Keynes Central offers fast and regular connections to London Euston in approximately 35 minutes. The nearby A5 and M1 motorway also make this an excellent base for those needing easy access to major road networks.





#### Accommodation:

The property is accessed via a secure communal entrance with intercom system. Upon entering the apartment, you are welcomed into a central hallway which provides access to all principal rooms and includes a cloakroom/WC, as well as a useful storage cupboard. To the rear of the property, the generous lounge/dining room is a standout feature - a bright and elegant living space which enjoys breathtaking elevated views over Caldecotte Lake through a set of French doors with a Juliet balcony. A contemporary fireplace adds both warmth and character, making this a wonderful space to relax or entertain.

The separate kitchen is well appointed with a modern range of wall and base level units and complementary work surfaces. Integrated appliances include a dishwasher, washer/dryer, fridge freezer, oven and a four ring gas hob with stainless steel hood over. A window brings in additional natural light, further enhancing the kitchen's appeal. The master bedroom sits to the front aspect and is an excellent size, benefitting from a full ensuite bathroom fitted with a four-piece suite comprising low level WC, vanity wash hand basin, panel bath and a separate shower cubicle - all finished with quality tiling. The second bedroom, also well-proportioned, enjoys glorious lake views to the rear and includes its own ensuite shower room, making it ideal for guests or family members.

#### Outside:

Set within beautifully maintained communal gardens, residents benefit from a tranquil and private lakeside setting — a truly idyllic location for enjoying morning coffee or evening sunsets. The property also enjoys use of a gated parking area with one allocated space and a private garage, providing both security and convenience.

Measurements and floor plans are approximate and for guidance only. Any prospective buyer should check all measurements. Floor plan coverings and fittings are for example only and may not represent the true finish of the property. Services at the property have not been tested by the agent and it is advised that any buyer should do the necessary checks before making an offer to purchase. Whether freehold or leasehold this is unverified by the agent and should be verified by the purchasers legal representative. The property details do not form part of any offer or contract and any photos or text do not represent what will be included in an agreed sale.

## Floor Plan



Total Area: 1038 ft<sup>2</sup>

All measurements are approximate and for display purposes only

## Viewing

Please contact our Quarters Estate Agents Office on 01525 853733 if you wish to arrange a viewing appointment for this property or require further information.

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