



Cauldwell

PROPERTY SERVICES



39 Monellan Crescent, Milton Keynes, MK7 8NA

£499,995

Prestigious Duplex Penthouse Apartment Overlooking Caldecotte Lake

Cauldwell Property Services are delighted to present this stunning and exceptionally spacious three bedroom duplex penthouse apartment, enviably positioned with breath-taking views over Caldecotte Lake. Beautifully upgraded throughout by the current owners, this luxurious home combines style, quality, and sophistication in one of Milton Keynes' most sought-after locations — an area proudly featured in The Sunday Times Best Places to Live 2024.

Reached by shared hallway and stairs the accommodation comprises an inviting entrance hall leading to a spacious sitting/dining room with panoramic lake views, a beautifully refitted kitchen with integrated appliances, water softener and reverse osmosis water filter. There is also a versatile study/third bedroom and a modern shower room with a utility cupboard.

Upstairs, the stunning principle suite features a dressing area, fitted wardrobes, and a luxurious en suite bathroom complete with a WiFi mirror. A second double bedroom also benefits from its own high-quality en suite.

ENTRANCE HALL

Via communal areas to entrance hall. Stairs to second floor. Door to living room, bedroom three, kitchen and shower room. Airing cupboard. Radiator. Intercom. Cornice to skimmed ceiling. Understairs storage cupboard.

LOUNGE/DINING ROOM 21'0" x 16'2" (6.42 x 4.93)

'L' shaped

Triple aspect room with double glazed French doors and windows with lake side views to side. Double glazed window to front and rear. Cornice to skimmed ceiling. Feature fireplace and surround. Three radiators. Sliding doors to kitchen.

KITCHEN 13'5" x 12'7" (4.10 x 3.86)

Double glazed window to front, side and rear. Re-fitted with a range of soft close wall and base units with worksurface incorporating one and half bowl sink drainer. Built in fridge freezer and dishwasher. Radiator. Skimmed ceiling with inset lighting.

BEDROOM THREE 7'4" x 8'9" (2.26 x 2.67)

Double glazed window to side. Radiator. Built in cupboard. Coving to skimmed ceiling.

SHOWER ROOM ` ()

Re-fitted three piece suite comprising tiled shower cubicle with wall mounted shower, low level wc and wash hand basin with cupboard surround.

UTILITY CUPBOARD

Plumbing for washing machine and space for tumble dryer. Wall mounted heater. Tiled walls. Frosted double glazed window to side.

FIRST FLOOR LANDING

Doors to bedroom one and two.

BEDROOM ONE 13'0" x 18'3" (3.98 x 5.58)

Built in cupboard with double sliding doors. Double glazed window to side with lake side views. High skimmed ceiling. Radiator. Opening to dressing area.

DRESSING AREA 12'10" x 7'0" (3.93 x 2.15)

Wardrobe with three mirror fronted sliding doors. Skimmed ceiling. Radiator.

FOUR PIECE ENSUITE

Four piece suite comprising bath with mixer tap and shower attachment, low level wc, wash hand basin in drawer unit and walk in double tiled shower cubicle with wall mounted shower. Two double glazed sky lights to both sides. Tiled walls. Coving to skimmed ceiling with inset lighting.

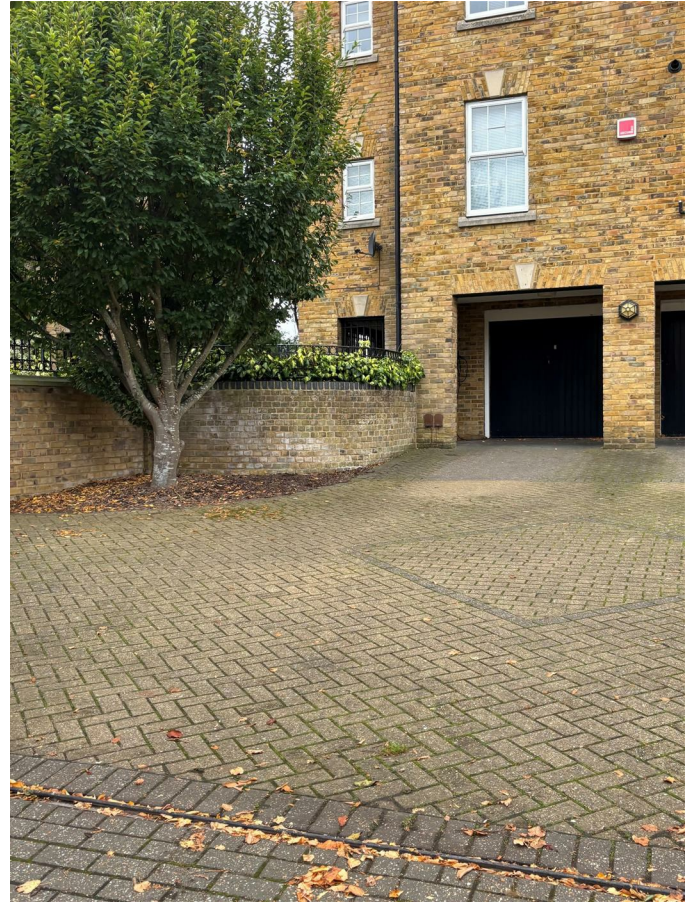
BEDROOM TWO 15'3" x 10'1" (4.66 x 3.08)

Port hole double glazed window to side with views over Bow Brickhill woods. Coving to skimmed ceiling. Radiator. Door to ensuite

ENSUITE

Three piece suite comprising double tiled shower cubicle with wall mounted shower, low level wc and wash hand basin. Tiled walls. Skimmed ceiling. Extractor.

GARAGE AND DRIVEWAY



Electric gated driveway leading to larger than average garage.

FRONT

Communal terrace area with seating over looking Caldecote lake.

LEASE DETAILS

97 year left on the lease

Ground rent £1200pa

Service charge £4003pa

All measurements are approximate.

The area measurements are taken from the government EPC register.

The mention of appliances and/or services within these sales particulars does not imply that they are in full efficient working order. Please note that any services, heating systems or appliances have not been tested and no warranty can be given or implied as to their working order. MORTGAGE & FINANCIAL

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LOANS SECURED ON IT. Full quotation available on request. A suitable life policy may be required. Loans subject to status. Minimum age 18.

The above details have been submitted to our clients but at the moment have not been approved by them and we therefore cannot guarantee their accuracy and they are distributed on this basis. Please ensure that you have a copy of our approved details before committing yourself to any expense.

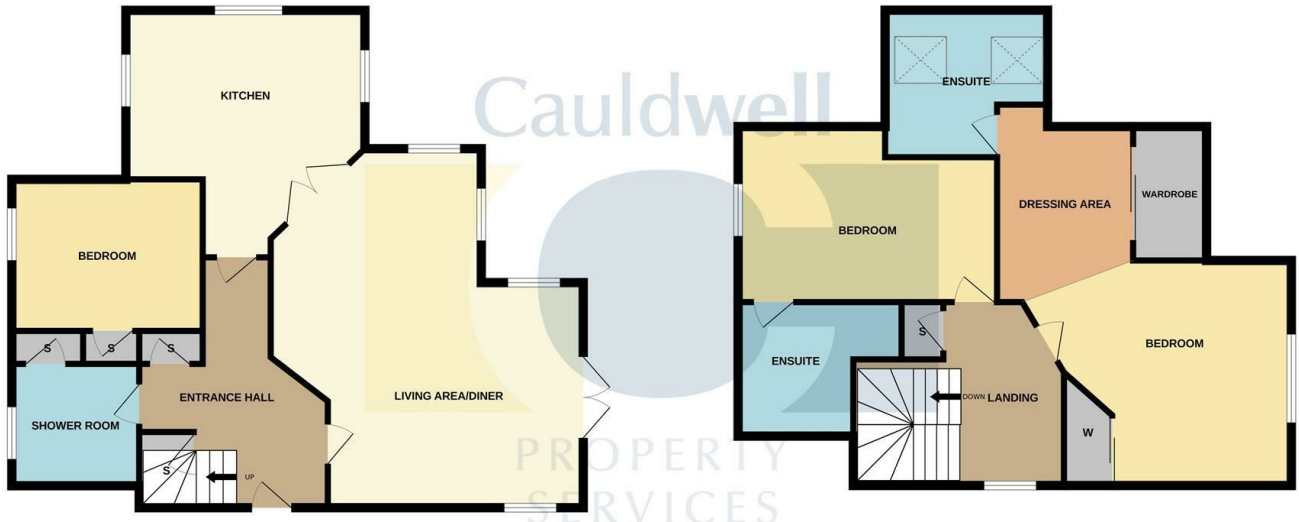
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Floor Plan

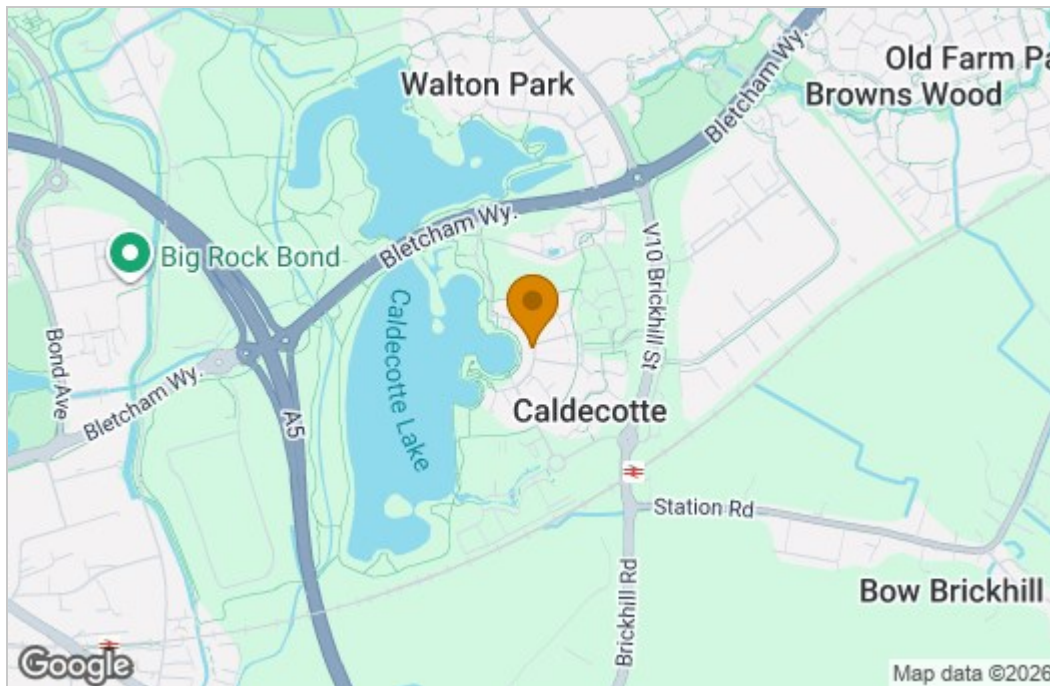
GROUND FLOOR

1ST FLOOR

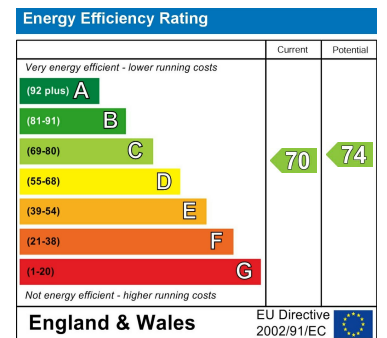


Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Area Map



Energy Efficiency Graph



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