



CHRIS DURRANT

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Monellan Crescent, Caldecotte, Milton Keynes, MK7 8NA

Offers Over £500,000

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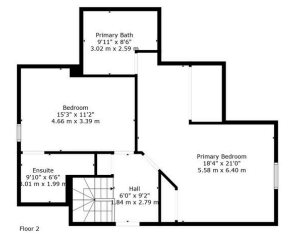
- Stunning lakeside location
- Two/three bedrooms
- Two en suites and a shower room
- Beautiful presentation throughout
- Duplex apartment
- Garage and electric gated parking
- High specification kitchen
- Superb bathroom fittings
- For all enquiries please quote CD0104



Situated in one of the most enviable locations in Milton Keynes, overlooking Caldecotte Lake, is this beautiful, very spacious two/three bedroom duplex penthouse apartment that has been upgraded throughout by the current owners. Features include: beautiful bathrooms, high specification kitchen with quartz worktops, water softener, reverse Osmosis water filter, wifi mirror in the master bathroom and is immaculate throughout.....if you are looking for a prestigious apartment, in an area that has been featured in the 'Sunday Times best places to live magazine 2024', this is the residence for you.

Comprising entrance hall, sitting/dining room with views over the lake, beautiful kitchen, study, downstairs shower room with utility cupboard, an opulent master bedroom with dressing area, wardrobes and superb bathroom en suite and a second double bedroom with en suite. Gated off road parking and a





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TOTAL: 1390 sq. ft, 129 m2
FLOOR 1: 744 sq. ft, 69 m2, FLOOR 2: 646 sq. ft, 60 m2
EXCLUDED AREAS: FIREPLACE: 4 sq. ft, 0 m2, LOW CEILING: 61 sq. ft, 6 m2
Floor Plan Created By Hargreave & Bost. Measurements Deemed Highly Reliable But Not Guaranteed



Energy performance certificate (EPC)

36 Monwellan Crescent
Carmarthen
SA31 3JL
WY/10/10/10

Energy rating
C

Valid until
13 May 2025
Certificate number
9341-3055-025-1625-2009

Property type
Top floor flat
Total floor area
137 square metres

Rules on letting this property

Properties can be let if they have an energy rating from A to E.
You can read [guidance for landlords on the regulations and exemptions](#) [https://www.gov.uk/guidance/domestic-energy-rated-property-minimum-energy-efficiency-standards-guidance](#)

Energy rating and score

This property's energy rating is C. It has the potential to be C.
[See how to improve this property's energy efficiency](#)

The graph shows this property's current and potential energy rating.
Properties get a rating from A (best) to G (worst) and a score. The better the rating and score, the lower your energy bills are likely to be.
For properties in England and Wales:
the average energy rating is D
the average energy score is 60

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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