



Cauldwell

PROPERTY SERVICES



5 Walden Croft, Milton Keynes, MK6 3FD

£269,995

Cauldwell are delighted to offer for sale this beautifully presented two double bedroom apartment, ideally positioned within the highly sought after area of Simpson.

Offering spacious, move-in-ready accommodation, Walden Croft combines modern living with a peaceful village-style setting, all within easy reach of Central Milton Keynes and the railway station. The property has been exceptionally well maintained and thoughtfully improved by the current owners, including a recently re-fitted contemporary kitchen and smart lighting installed throughout, creating a stylish and versatile living environment.

Both bedrooms are generous doubles and benefit from fitted storage, with the principal bedroom featuring built-in wardrobes and a private en-suite shower room. Bedroom two is serviced by a separate bathroom conveniently located opposite, making the layout ideal for guests, family living, renting a room or those working from home.

Further benefits include an allocated parking space, no upper chain and a share of the freehold, shared between just three other owners, offering greater long-term control and management than a traditional leasehold arrangement.

ENTRANCE HALL

Stairs to first floor landing. Doors to all rooms. Loft access. Radiator. Coving to skimmed ceiling. Airing cupboard housing water tank and storage shelving.

LOUNGE/DINING ROOM 16'11" x 11'2" (5.17 x 3.42)

Double glazed window to front. Double panelled radiator. Coving to skimmed ceiling.

KITCHEN 10'0" x 9'3" (3.05 x 2.82)

Fitted with a range of soft close wall and base units with work surface incorporating one and half bowl sink drainer. Built in double oven, four ring hob and Built in fridge freezer and slim line dishwasher. Washing machine. Splash back tiling. Extractor. Double glazed window to front. Coving to skimmed ceiling with inset lighting.

BEDROOM ONE 12'4" x 11'3" (3.77 x 3.44)

Double glazed window to rear. Double panelled radiator. Coving to skimmed ceiling. Two built in cupboards. Door to ensuite.

ENSUITE

Three piece suite comprising tiled shower cubicle with wall mounted shower, low level wc and wash hand basin with mixer tap. Heated towel rail. Tiled walls and flooring. Skimmed ceiling with inset lighting Frosted double glazed window to rear.

BEDROOM TWO 9'10" x 9'4" (3.01 x 2.85)

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

BATHROOM

Three piece suite comprising panelled bath with shower over, low level wc and wash hand basin. Heated towel rail. Tiled walls and flooring. Shaver point. Extractor. Skimmed ceiling with inset lighting.

PARKING

Allocated parking space.

FRONT GARDEN

Hedge surround.

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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on request. A suitable life policy may be required. Loans subject to status. Minimum age 18.

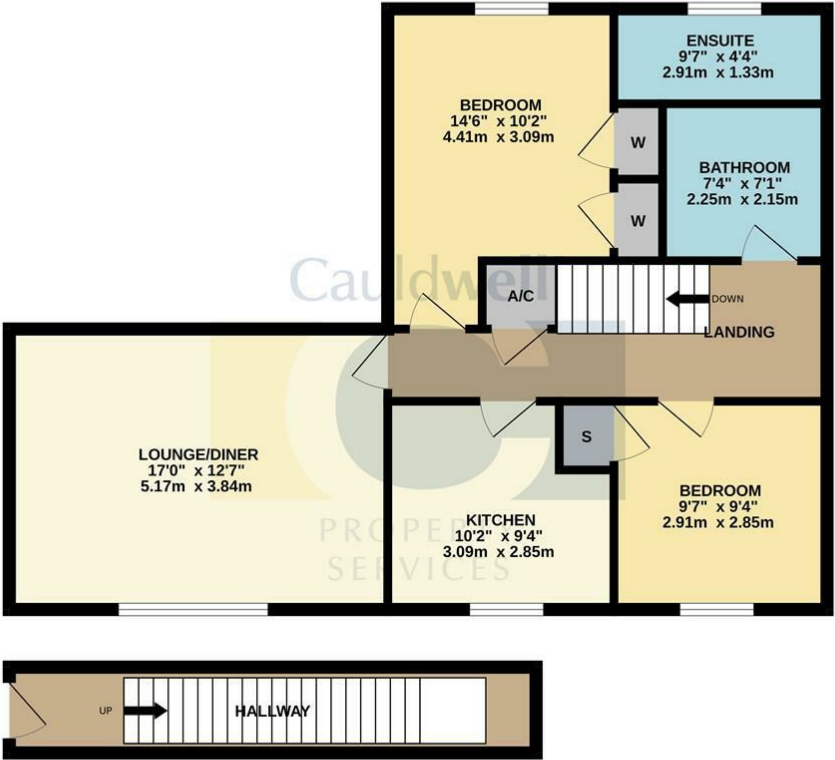
The above details have been submitted to our clients but at the moment have not been approved by them and we therefore cannot guarantee their accuracy and they are distributed on this basis. Please ensure that you have a copy of our approved details before committing yourself to any expense.

We routinely refer customers to Franklins solicitors, Gough Thorne and The Mortgage Store. It is your decision whether you choose to deal with them, in making that decision, you should know that we receive a referral fee in the region of £80 to £250 for recommending you to them

All clients are subject to identity and source of funds checks. We use a third party company to complete these for us. The charge is £60 inc vat per transaction which requires to be paid at your earliest convenience once your offer has been accepted, this enables us to conduct the verification checks we are obliged to do as per HMRC Anti Money Laundering guidelines.

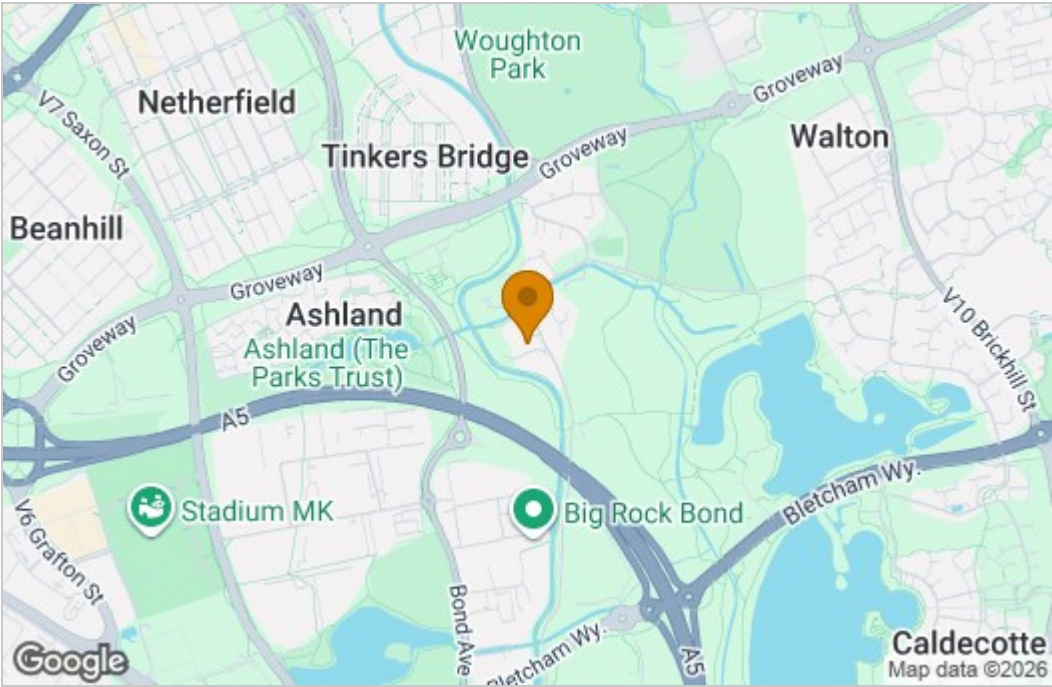
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Floor Plan

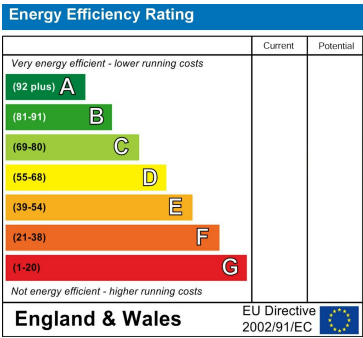


TOTAL FLOOR AREA : 797sq.ft. (74.0 sq.m.) approx.
While every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for 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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