



**8 Willoughby Court, Melton Road, West**

**Guide Price: £325,000**

SHARE OF FREEHOLD. This beautifully presented two-bedroom first floor apartment has been thoughtfully upgraded by the current owner and is ready to move straight into. With a brand new kitchen, a newly fitted ensuite shower room and a fully renovated bathroom, combined with décor that has been finished to a high standard throughout, this is a property that genuinely stands out from comparable homes in the area. Extending to around 724 sq. ft., it offers a generous and well-proportioned layout that suits modern day living, and would appeal equally to professionals, downsizers or anyone seeking a stylish, low-maintenance home.

The heart of the apartment is a magnificent open-plan lounge, kitchen and dining area stretching over 20 ft in length. This is a genuinely impressive space, comfortably accommodating both a full seating arrangement and a dining area without feeling cramped. The new kitchen has been fitted to an excellent standard, with units and work surfaces arranged in a practical L-shape that makes the most of the available space. A bay window and additional glazing to the front flood the room with natural light throughout the day, creating a warm and welcoming atmosphere that is immediately apparent on arrival.

The principal bedroom is a well-proportioned room measuring approximately 12 ft by 11 ft, complete with fitted storage and the added luxury of a newly installed private ensuite shower room. The quality of the refurbishment here is evident, and the room offers a genuine sense of comfort and calm. The second bedroom is also a good size, lending itself equally well to use as a guest room, a home office or a further bedroom depending on the needs of the occupant.

Completing the accommodation is a newly fitted main bathroom, ideally positioned to serve the second bedroom and any guests. The central hallway connects each room in a sensible and practical arrangement, ensuring that the sleeping areas remain well separated from the main living space. Being situated on the first floor adds an additional sense of privacy and security, while still remaining easily accessible.

Taken together, this is an apartment that offers far more than the average resale property. The investment made by the current owner in the kitchen, bathrooms and interior presentation means the next owner can simply arrive and enjoy, without the need for any further work or expenditure.

### **Accommodation & Amenities**

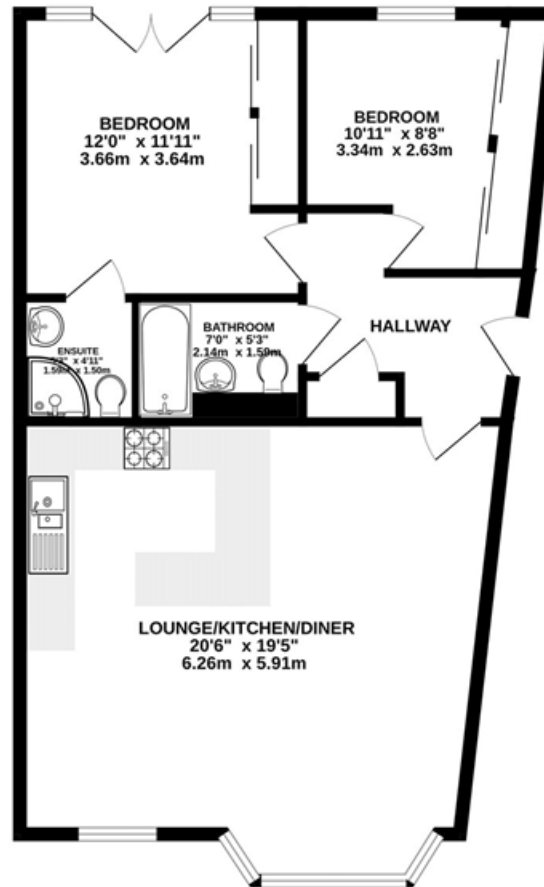
- Beautifully presented first floor apartment finished to a high standard throughout, ready to move straight into.
- Brand new kitchen, newly fitted ensuite shower room and fully renovated main bathroom installed by the current owner.
- Impressive open-plan lounge, kitchen and dining area stretching over 20 ft, flooded with natural light from a bay window.
- Principal bedroom measuring approximately 12 ft by 11 ft with fitted storage and a private ensuite shower room.
- Good-sized second bedroom suitable for use as a guest room, home office or additional bedroom.
- Extending to around 724 sq. ft. with a practical layout that offers privacy, security and comfortable modern day living.
- The benefit of no upward chain.







GROUND FLOOR  
724 sq.ft. (67.3 sq.m.) approx.



TOTAL FLOOR AREA: 724 sq.ft. (67.3 sq.m.) approx.

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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