



25 Montagu Street
Kettering, NN16 8XG



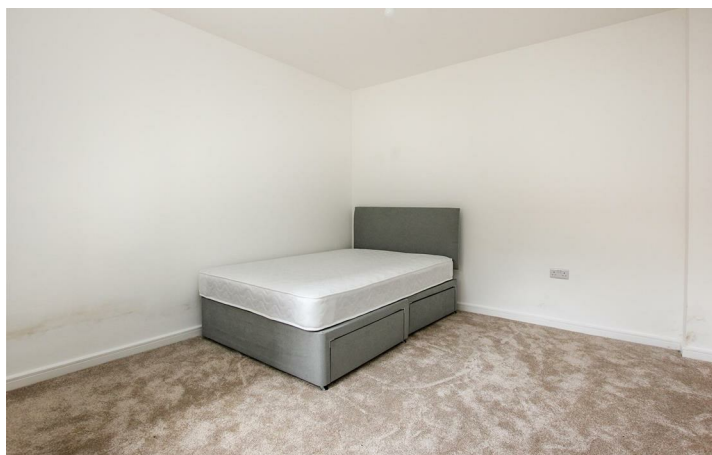
Simpson & Partners

Located within the vibrant town centre, this exceptional two bedroom ground floor apartment represents a stunning example of thoughtful conversion. Originally serving as the working men's club, this grade II listed property has been recently transformed into beautiful modern apartments while preserving its historic character.

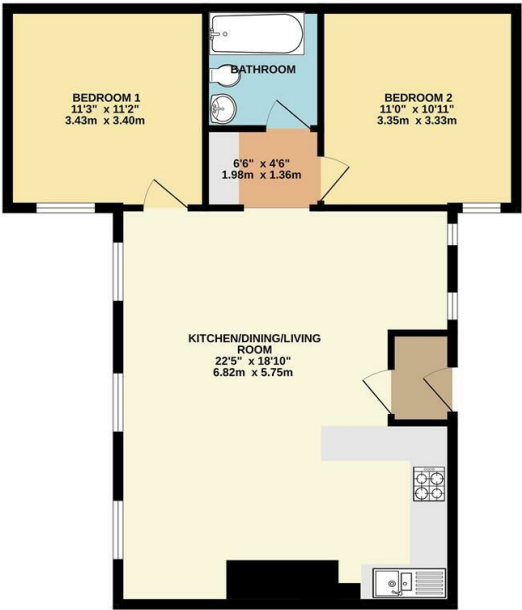
The apartment features a magnificent 22' x 18' kitchen/dining/living area that creates an open and spacious feel, complete with high-quality built-in appliances that blend seamlessly with the contemporary design. The two comfortable double bedrooms provide a peaceful retreat, while the luxury fitted three-piece bathroom adds an element of sophistication and comfort.

This superb apartment truly showcases how historic architecture can be sensitively adapted for modern living, and an internal viewing is essential to fully appreciate the quality of the conversion and the unique character this remarkable property offers. The property comes with a 150 year lease and has an annual service charge of £1,351.19.

£175,000



GROUND FLOOR



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Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	



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