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Montagu Street, Kettering

£70,000 Leasehold

BELVOIR!

EPC Rating D. Council Tax A.



A studio apartment in Kettering Town Centre which forms part of an exclusive block containing just two apartments, providing a rare sense of privacy and character.

The accommodation comprises a spacious entrance hall, giving access to a generously sized shower room and opening into the impressive open-plan studio living space. The well-designed layout seamlessly incorporates a kitchen area, dining space, living area, and bedroom zone, creating a versatile and comfortable environment ideal for modern living.

A particular feature of the apartment is the abundance of natural light, with strategically positioned windows throughout the property ensuring a bright and welcoming atmosphere. To the rear of the building is an outdoor area with access through to the opposite side of the block, providing a convenient pedestrian route directly into the town centre.

The location is perfect for those seeking the convenience of town centre living, with a wide range of shops, restaurants, cafes, and local amenities right on the doorstep. Kettering railway station and local bus services are also within easy walking distance, making the property ideal for commuters.

Parking is available within the School Lane Car Park directly beneath the apartment through a permit scheme operated by North Northamptonshire Council. Please note that parking is not included with the property and is available at an additional cost.

Ideal for first time buyers, investors, or professionals seeking a low-maintenance home in a central and highly convenient location.





Entrance Hall

2.44m x 1.6m (8'0" x 5'2")

Door to the front, window to the side, door to shower room, door to main living area.

Shower Room

1.87m x 2.34m (6'1" x 7'8")

A glass screen enclosed double sized shower, heated towel rail, obscure glass window, pedestal sink and low level WC, extractor fan.

Open Plan Living

6.84m x 3.38m (22'5" x 11'1")

The kitchen area comprises of a range of wall and base units with work surfaces over, stainless steel sink and drainer, space and plumbing for appliances, built in oven and electric hob with splashback tiling above, extractor hood. Window to the front aspect. Vinyl flooring.

Living area and bedroom space has two windows to the rear aspect and carpet flooring. Two wall mounted electric storage heaters.

Outside

Car park area with security door opening into a communal entrance with stairs leading up to the first floor. Door opening onto a deck area with access direct across to the opposite building for convenient pedestrian route directly into the town centre. Bin store to the ground floor close to the main door.

Agents Notes

Parking is not included but a permit can be purchased from North Northamptonshire Council.

Lease 998 years from 1st January 2018.

Service Charge £1562.55 pa & Building Insurance £87.46 pa; total £1650.01 pa

Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate, are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.

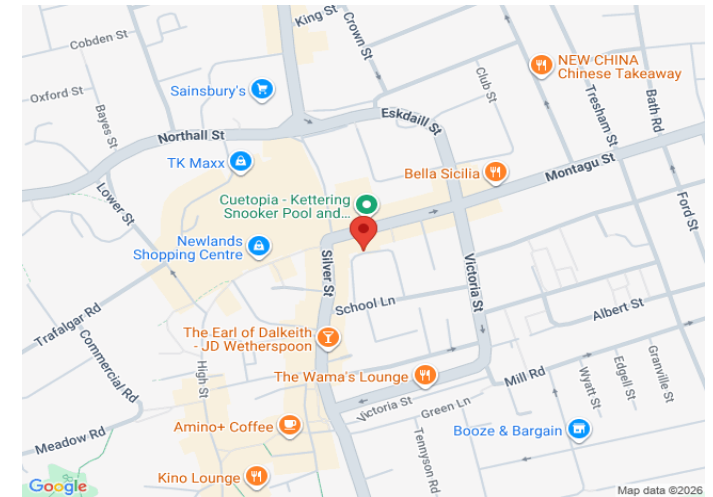
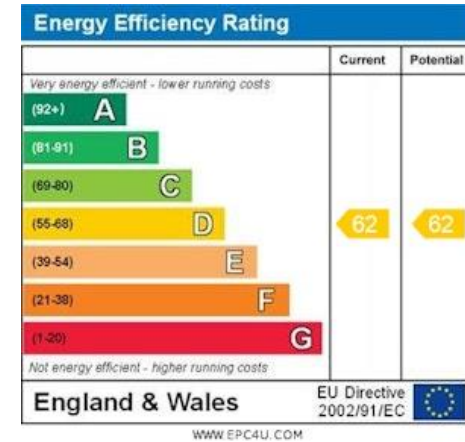


Studio Apartment First Floor



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Plan produced using PlanUp.



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