



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.

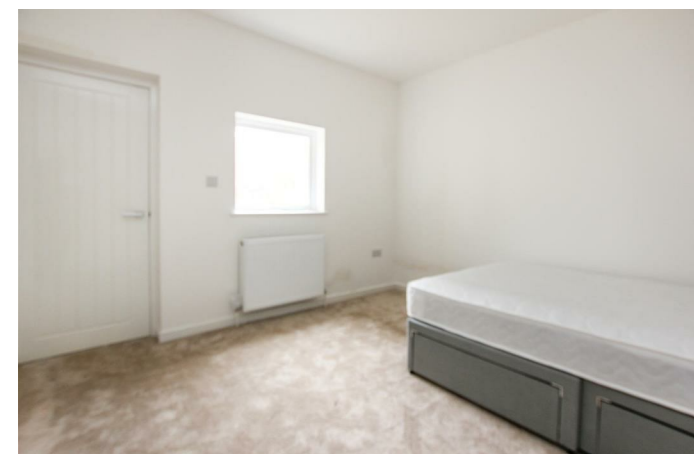
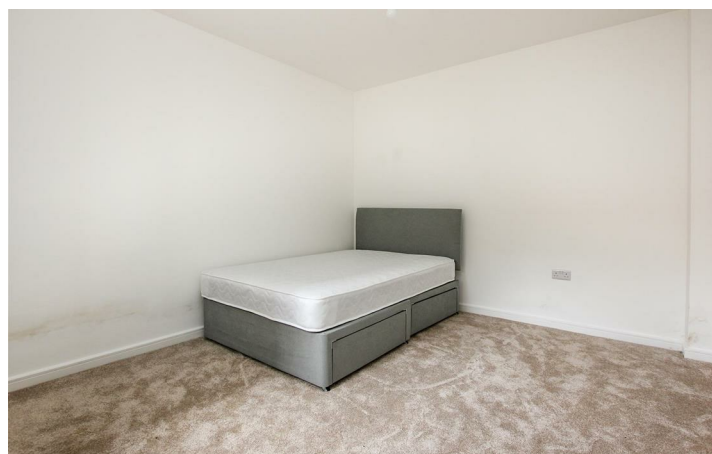
The apartment features a magnificent 22' x 18' kitchen/dining/living area that creates an open and spacious feel, complete with high-quality built-in appliances that blend seamlessly with the contemporary design. The two comfortable double bedrooms provide a peaceful retreat, while the luxury fitted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

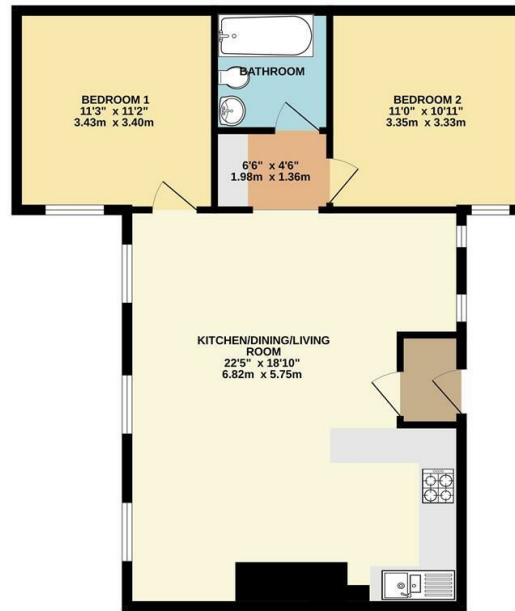


£175,000

2 1 1



GROUND FLOOR



While every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and the responsibility is taken for any error, omission, or misstatement. The plan is copyright to Simpson and Partners and is for illustrative purposes and should only 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 can be given. Made with Metropac CAD200.



Energy Efficiency Rating

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



When you buy with Simpson and Partners, you know **you'll be in safe hands**. From the moment you walk through our doors, we'll make you **feel truly welcome**. Our sales consultants and financial advisors will take you through **every step of the process**, offering **free expert advice** along the way, from help choosing the right mortgage and insurance through to finding your conveyancer. And if you need help selling your home too, **with over 20 years of local experience, you can trust us to get you moving**.



**Simpson  
& Partners**

Making Every  
Journey Personal



01536 518200

[kettering@simpsonandpartners.co.uk](mailto:kettering@simpsonandpartners.co.uk)

<https://www.simpsonandpartners.co.uk/>

1 Silver Street, Kettering, Northants, NN16 0BN