



25 Montagu Street
Kettering, NN16 8XG



Simpson & Partners

Located within the vibrant town centre, this exceptional one bedroom first floor duplex 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 16' 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.

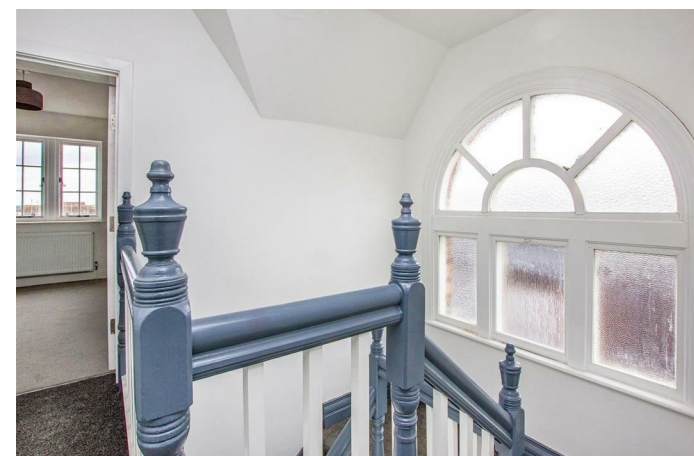
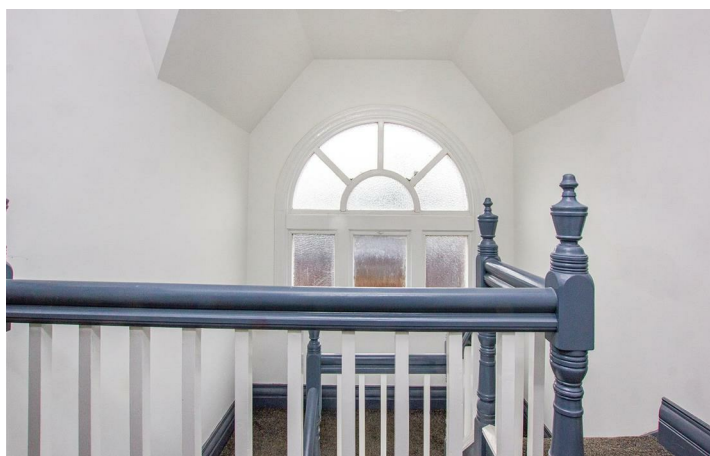
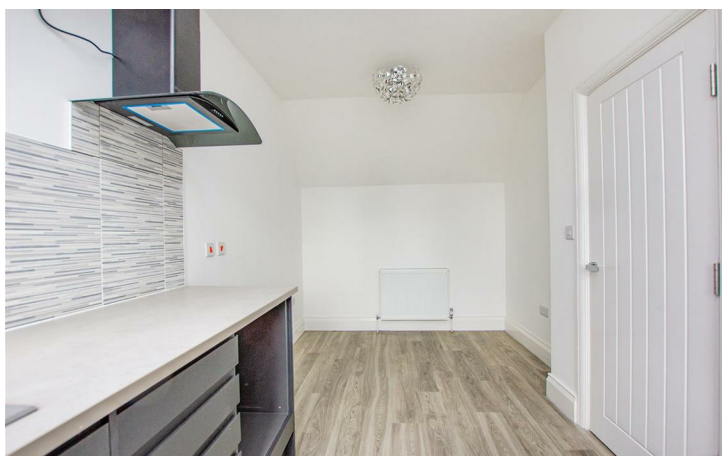
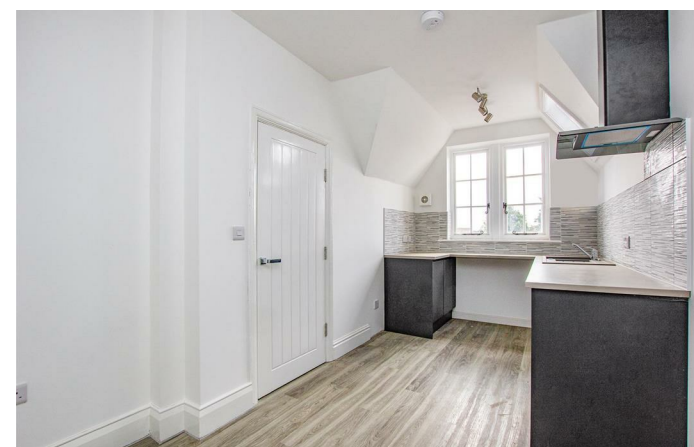
The comfortable double bedroom provides a peaceful retreat, while the luxury fitted three-piece shower room adds an element of sophistication and comfort.

In addition to electric radiator heating.

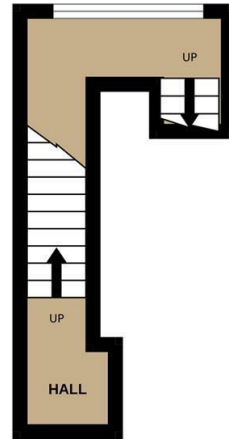
This superb apartment truly showcases how historic architecture can be sensitively adapted for modern living, and an internal viewing is essential to fully appreciate the quality of the conversion and the unique character this remarkable property offers.

Lease: 150 Years - Service Charge £725.60pa

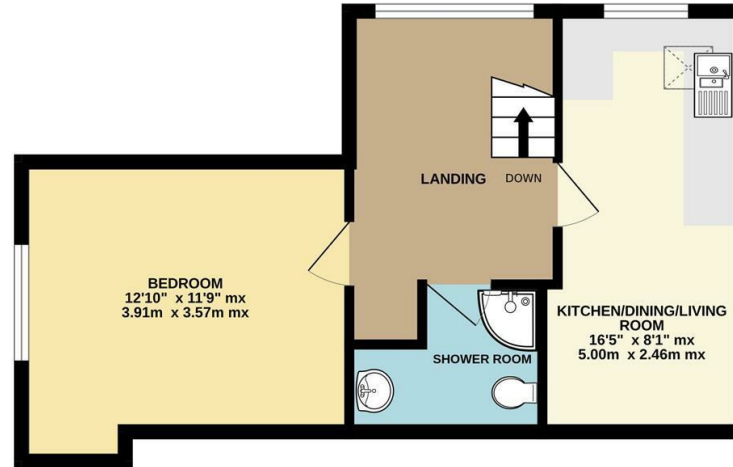
Price £140,000



FIRST FLOOR



SECOND FLOOR



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Energy Efficiency Rating

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



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