



25 Montagu Street
Kettering, NN16 8XG



Simpson & Partners

Located within the vibrant town centre, this exceptional one 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 18' L-shaped 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 bathroom suite 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.

150 Year Lease - Service Charge £858.96pa

Price £155,000



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1



1



GROUND FLOOR



Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, stairs and any other items are approximate and the responsibility is taken for any error, omission, or mis-statement. The plan is copyright to Simpson and Partners and it is the exclusive property 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 Metropack (2020)



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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