



Montagu Street  
Kettering, NN16 8XG



Simpson & Partners

Located within the vibrant town centre, this larger than average THREE bedroom apartment represents a stunning example of thoughtful conversion. Work is still on going and is anticipated to be finished in the coming months. 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 26' x 15' 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 three comfortable double bedrooms, bedroom one also benefits from a luxury fitted en-suite shower room providing 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 £1,686.54 per annum

Approx. 925 sq ft

Please Note: Internal Photos Used Are From A Similar Plot Within The Development.

Price £200,000



3



2



1



UNIT 2 - 25 MONTAGU STREET, KETTERING, NN16 8XG



PROPOSED GROUND FLOOR PLAN

| Ground Floor                               | Metric           | Imperial           |
|--------------------------------------------|------------------|--------------------|
| Kitchen/Living /Dining                     | 7930 x 4640(max) | 26'1" x 15'2"(max) |
| Bedroom 1                                  | 4260 x 2930(max) | 13'11" x 9'7"(max) |
| En-suite                                   | 2720 x 1200(max) | 8'11" x 3'11"(max) |
| Bedroom 2                                  | 6120 x 2450(max) | 20'1" x 8'1"(max)  |
| Bedroom 3                                  | 3085 x 2060(max) | 10'1" x 6'9"(max)  |
| Bathroom                                   | 2630 x 1830(max) | 8'7" x 6'1"(max)   |
| Gross Total Floor Area - 86.00m² (926sqft) |                  |                    |

Disclaimer: Whilst every care has been taken to ensure the accuracy of these particulars they are visualised for guidance only and should not be relied upon for carpet sizes or appliance spaces or items of furniture. Kitchen and wardrobe layouts are visual impression only and may not be exactly as shown above. This brochure does not constitute a part of any contract and is not legally binding.



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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01536 518200

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

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

1 Silver Street, Kettering, Northants, NN16 0BN