

1 Haddington Court William Street, Herne Bay, CT6 5EJ

£355,000









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Situated on the first floor of the prestigious Haddington Court development, Apartment 1 offers an exceptional combination of contemporary design, refined interiors and effortless coastal living, with a feature Heritage bay overlooking the High Street and sea views.

Accessed via both lift and staircase, this beautifully appointed two-bedroom apartment has been thoughtfully designed to maximise space, natural light and everyday comfort. The generous open-plan living, kitchen and dining area provides an elegant setting for both relaxing and entertaining, complemented by a high-quality contemporary kitchen with premium integrated appliances.

The two spacious bedrooms offer comfortable and versatile accommodation, while the luxurious bathroom is finished to an exceptional specification, reflecting the quality and craftsmanship synonymous with Haddington Court.

Residents also enjoy access to the beautifully landscaped communal gardens, providing a peaceful outdoor space to unwind and appreciate the surroundings.

Whether you're looking for a permanent coastal residence, a stylish lock-up-and-leave home or an investment opportunity, Apartment 1 offers modern living within an exclusive collection of just twenty luxury apartments.

Viewings are available by appointment. Contact us today to arrange your personal viewing of Apartment 1.

Description

Reservation Fee Applicable
A non-refundable reservation fee of £2,000 is payable to the developer upon acceptance of an offer. This fee secures the property and will be deducted from the final purchase price upon completion. In the event that the purchaser does not proceed with the transaction, the reservation fee will not be refunded.

Specification Highlights
Where Attention to Detail Defines the Difference
At Haddington Court, every element has been thoughtfully considered to deliver exceptional quality and lasting style. These luxury two-bedroom apartments combine refined craftsmanship, contemporary design, and practical comfort — all ready for you to move in and enjoy from day one.
Interiors
Elegant Living Spaces: Light-filled rooms finished in white matt create a fresh, timeless canvas.
Flooring: Amtico Oak flooring flows seamlessly through living areas, complemented by luxury Cormar carpets to bedrooms for warmth and comfort.

Doors & Joinery: Oak finished doors, white satinwood skirting, and architraves add a refined finish throughout.
Kitchens
Designed and fitted by one of England's premier bespoke designers with fully integrated appliances for a sleek, modern aesthetic with Miele appliances.
High-quality glass splashbacks and durable worktops combine practicality with contemporary design flair.
Bathrooms & En-suites .
Beautifully appointed with sanitaryware including fluted vanities, Marble tiling, and chrome fittings.

Backlit mirrors and underfloor heating add a touch of hotel-style luxury.

Lighting & Electrical
Recessed LED lighting and screwless polished chrome switches enhance the clean, modern interiors.

All apartments include video entry systems for peace of mind and convenience.

Comfort & Energy Efficiency
Designer radiators and Heat Mat electric underfloor heating ensure year-round comfort.

Efficient heating and hot water solution.

Outdoor Living
Private gardens to ground-floor apartments and decked terraces or balconies to upper floors provide perfect spaces for relaxation and entertaining.

Each detail at Haddington Court reflects the developers' commitment to craftsmanship, style, and comfort — delivering homes that feel both luxurious and effortlessly liveable.

* Full specification list can be provided - This may be subject to change.

Tenure: Leasehold 999 Year Lease

Annual Service Charge - To be confirmed

Council Tax Band: To be confirmed

Ten Year ICW Warranty

SAP Rating B

Ground Rent: Peppercorn Rent



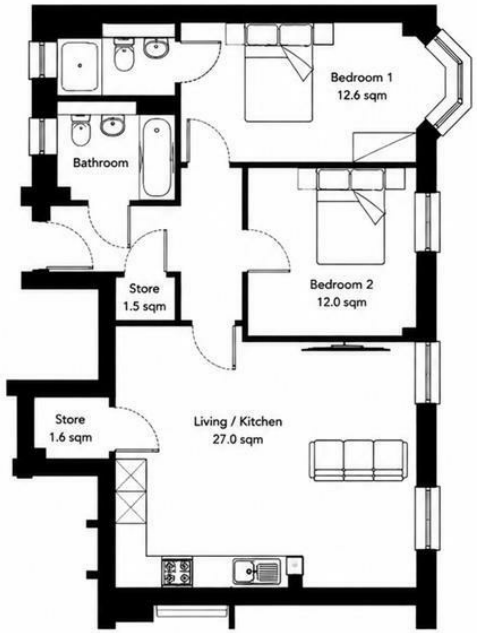




APARTMENT 1

BLOCK B – FIRST FLOOR

Haddington Court, William Street,
Herne Bay, Kent CT6 5NR



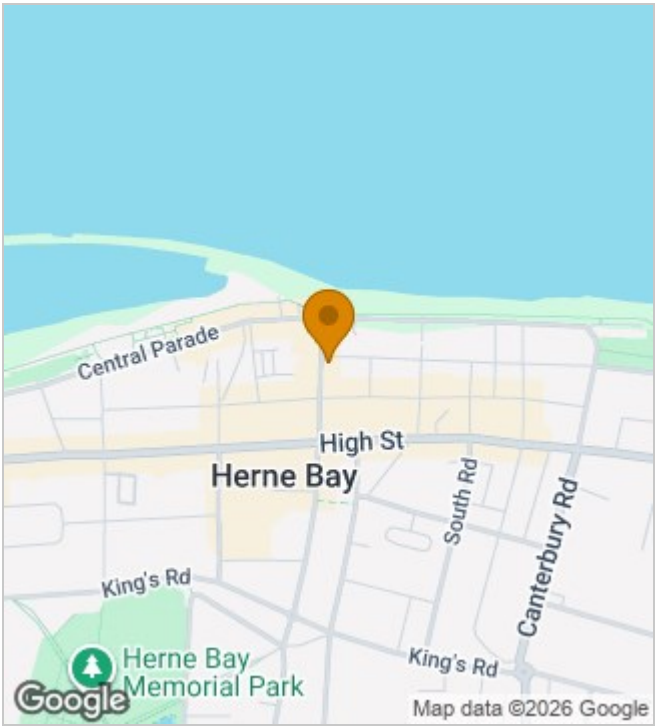
2 Bedrooms | 1 Bathroom | Open Plan Living / Kitchen | 2 Store Rooms

APARTMENT DETAILS

Apartment No:	1
Block:	B
Floor:	First Floor
Total Area:	69.8 sqm / 751 sq ft
Council Tax Band:	TBC

Disclaimer:
All measurements are approximate and for guidance only. Floor plans are not to scale. Furniture shown is for illustrative purposes only and not included.

Zest homes
01227 949291
sales@zesthomes.uk
www.zesthomes.uk



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B	83	79
(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	

190 High Street, Herne Bay, Kent, CT6 5AP
Tel: 01227 949291 | Email: michelle@zesthomes.uk
www.zesthomes.uk

1. Money Laundering Regulations: Please note all sellers and intended purchasers will receive an 'On Boarding' link to verify their identity. This is a legal requirement prior to a sale or purchase proceeding.
2. All measurements stated on our details and floorplans are approximate and as such can not be relied upon and do not form part of any contracts.
3. Zest Homes have not tested any services, equipment or appliances and it is therefore the responsibility of any buyer/tenant to do so.
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