



1 Haddington Court William Street, Herne Bay, CT6 5EJ
£395,000



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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.

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

Exclusive Purchaser Incentive
For a limited time, the developer is offering a £15,000 purchaser incentive on selected reservations.

This contribution can be used towards Stamp Duty Land Tax, legal fees, or other qualifying purchase costs, making your move to Haddington Court even more rewarding.

Viewings are now available by appointment. Contact us today to arrange your visit to the Show Apartment and experience Haddington Court for yourself.

*Please note: The photographs featured are of Apartment 20, the Haddington Court Show Apartment, and have been provided to illustrate the quality of finish and specification available within the development.

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.

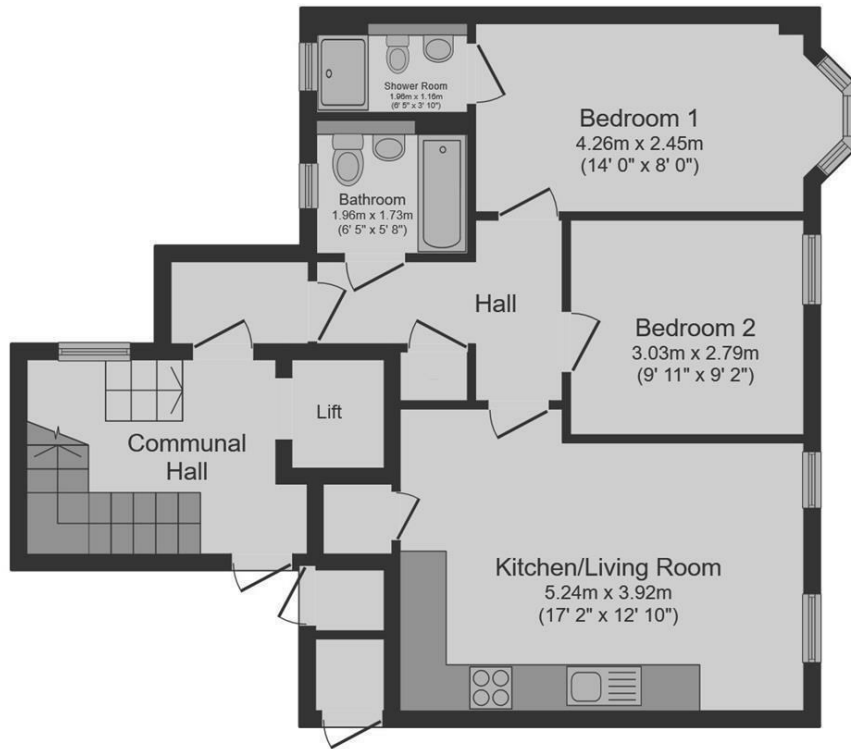
Outdoor Living
Private gardens to ground-floor apartments and decked terraces or balconies to upper floors provide perfect spaces for relaxation and entertaining.

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.

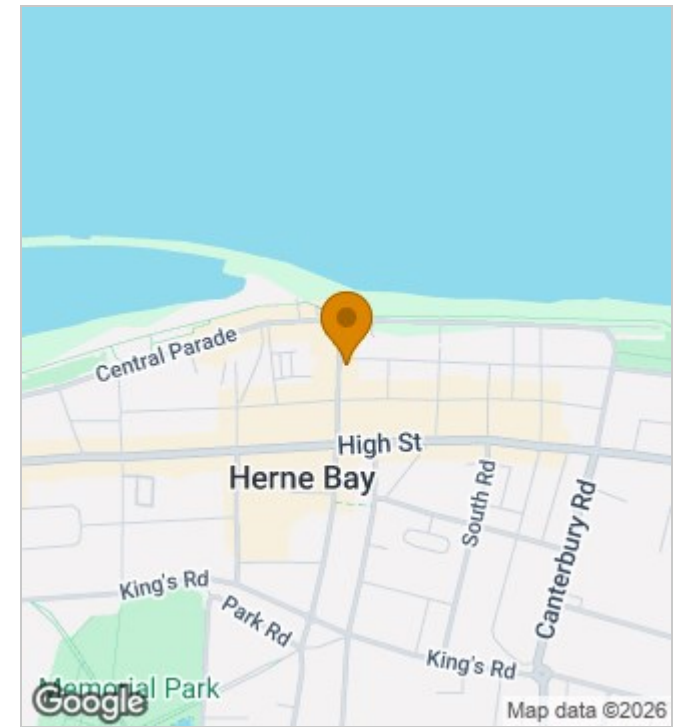
Tenure: Leasehold 999 Year Lease
Annual Service Charge - To be confirmed
Council Tax Band: To be confirmed





Total floor area: 68.8 sq.m. (740 sq.ft.)

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.Propertybox.io](https://www.propertybox.io)



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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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.
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