



**11 Haddington Court, 10 William Street, Herne Bay, CT6 5EJ**  
**£420,000**





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Ground Floor Luxury Apartment with Private Garden – Exclusive Coastal Living Price: £420,000

Introducing a rare opportunity at Apartment 11, Haddington Court — one of only two beautifully crafted ground-floor apartments, thoughtfully designed to offer the perfect blend of contemporary style and effortless coastal living. This exceptional two-bedroom residence stands out with its own private garden, creating a seamless indoor/outdoor lifestyle just moments from the seafront.

Step into a sophisticated open-plan living, dining and kitchen area, where refined finishes and generous natural light define the space. Whether hosting guests or enjoying quiet evenings at home, the layout offers comfort, elegance and practicality in equal measure.

The apartment boasts two luxurious bathrooms, including a sleek family bathroom and a private en suite shower room to the principal bedroom. High-quality fittings, stylish detailing and a calming design palette elevate the everyday to something truly special.

The highlight of this stunning home is the exclusive private garden — a peaceful and beautifully positioned outdoor sanctuary ideal for alfresco dining, summer entertaining or simply relaxing in your own coastal retreat.



# Description

Tenure: Leasehold 999 Year Lease

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.

Annual Service Charge - To be confirmed

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 Commar 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.

Ten Year ICW Warranty

Ground Rent: Peppercorn Rent

EPC/SAP Rating - To be confirmed

Council Tax Band: To be confirmed

Living/ Kitchen 27.2 sqm

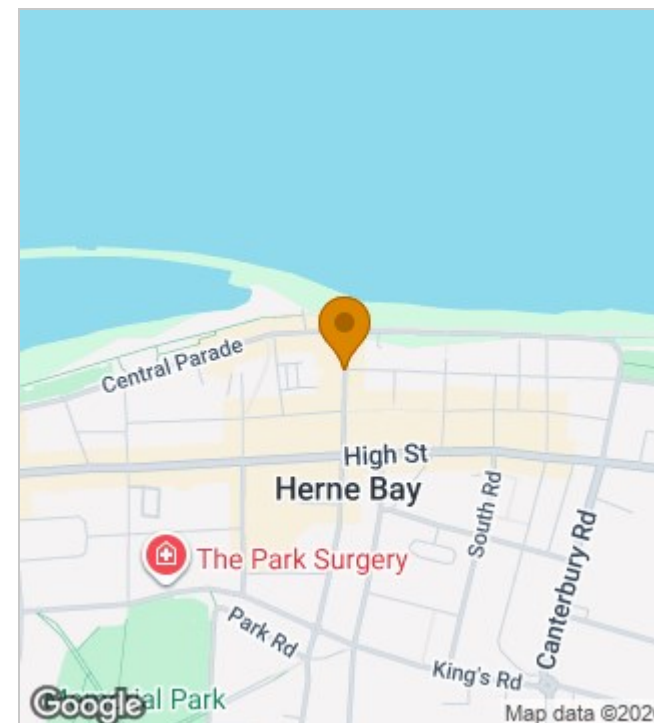
Bedroom One 12 sqm

Bedroom Two 12.9 sqm





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](http://www.Propertybox.io)



#### Energy Efficiency Rating

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

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