



11 Haddington Court, William Street, Herne Bay, CT6 5EJ
£385,000



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Apartment 11 – Ground Floor Apartment with Private Garden

Located on the ground floor of the exclusive Haddington Court development, Apartment 11 offers an exceptional blend of contemporary design, generous living space and private outdoor living.

This beautifully appointed two-bedroom apartment features a spacious open-plan living, kitchen and dining area with direct access to a private garden, creating the perfect space for relaxing, entertaining or enjoying outdoor dining.

Finished to an exceptional specification throughout, the apartment boasts a stylish contemporary kitchen with integrated appliances, an elegant bathroom, and two well-proportioned bedrooms, all designed for comfortable, effortless modern living.

In addition to its private garden, residents also benefit from access to the attractive communal landscaped gardens, offering additional outdoor space to enjoy within this exclusive development.

Ideal as a permanent residence, a coastal retreat or a low-maintenance home by the sea, Apartment 11 combines luxury, convenience and lifestyle in one of the area's most desirable locations.

Viewings are available by appointment. Contact us today to arrange your personal viewing of Apartment 11.

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.

Tenure Leasehold

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 Comar 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 Gardiner of England 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.

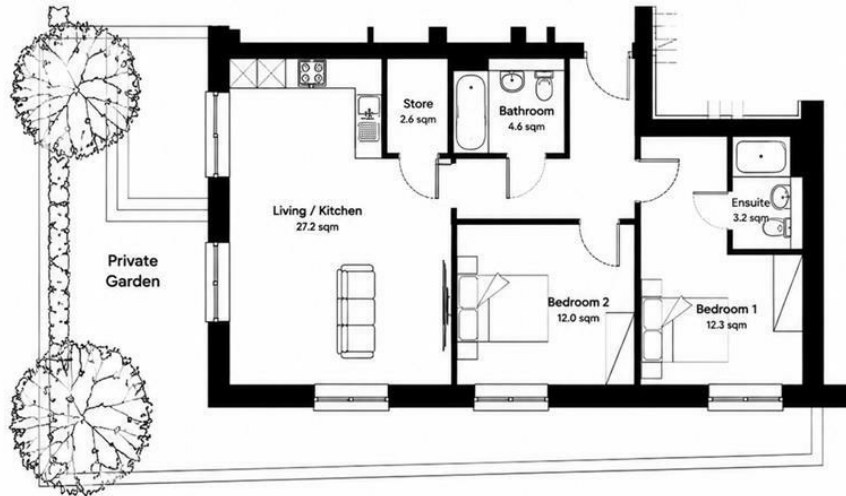




APARTMENT 11

BLOCK A – GROUND FLOOR

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



Apartment 11 - 72.4sqm - Block A - Gnd Floor



2 Bedrooms



2 Bathrooms
(1 Ensuite)



Open Plan
Living / Kitchen



Store Room

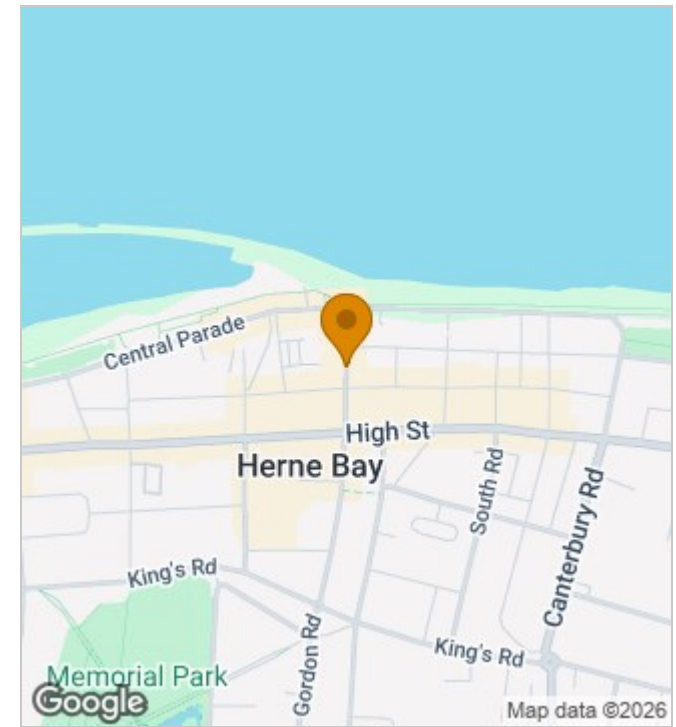


Private Garden

APARTMENT DETAILS

Apartment No: 11
Block: A
Floor: Ground Floor
Total Area: 72.4 sqm / 779 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.



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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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.
4. Photographs and marketing material are produced as a guide only and legal advice should be sought to verify fixtures and fittings, planning, alterations and lease details.
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