

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

£470,000









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APARTMENT 10 – A STYLISH COASTAL HOME

Offering approximately 81.4 sq m (876 sq ft) of beautifully designed accommodation, Apartment 10 presents an exceptional opportunity to enjoy modern apartment living within this prestigious new development.

The apartment offers a wonderfully spacious and light-filled open-plan living, dining and kitchen area, thoughtfully designed to create a welcoming space for everyday living and entertaining.

The contemporary fitted kitchen features stylish cabinetry, quality worktops and integrated appliances, perfectly complementing the elegant living accommodation.

Two generously proportioned bedrooms provide comfortable and versatile accommodation, ideal for those looking to downsize without compromising on space, professionals seeking a stylish coastal home, or buyers looking for a luxurious seaside escape.

The beautifully finished bathroom features contemporary fittings and quality finishes, continuing the development's commitment to sophisticated design.

Description

Stamp Duty Incentive
Stamp duty paid by developer for first time buyers and home movers.

Legal Fee's Paid to the value of £1,500

Further Incentive For First Time Buyers
An additional 5% deposit is available.

2 Year Permit Offered
The developers will be offering a two-year permit on completion.

Council Tax Band TBC

Tenure Leasehold

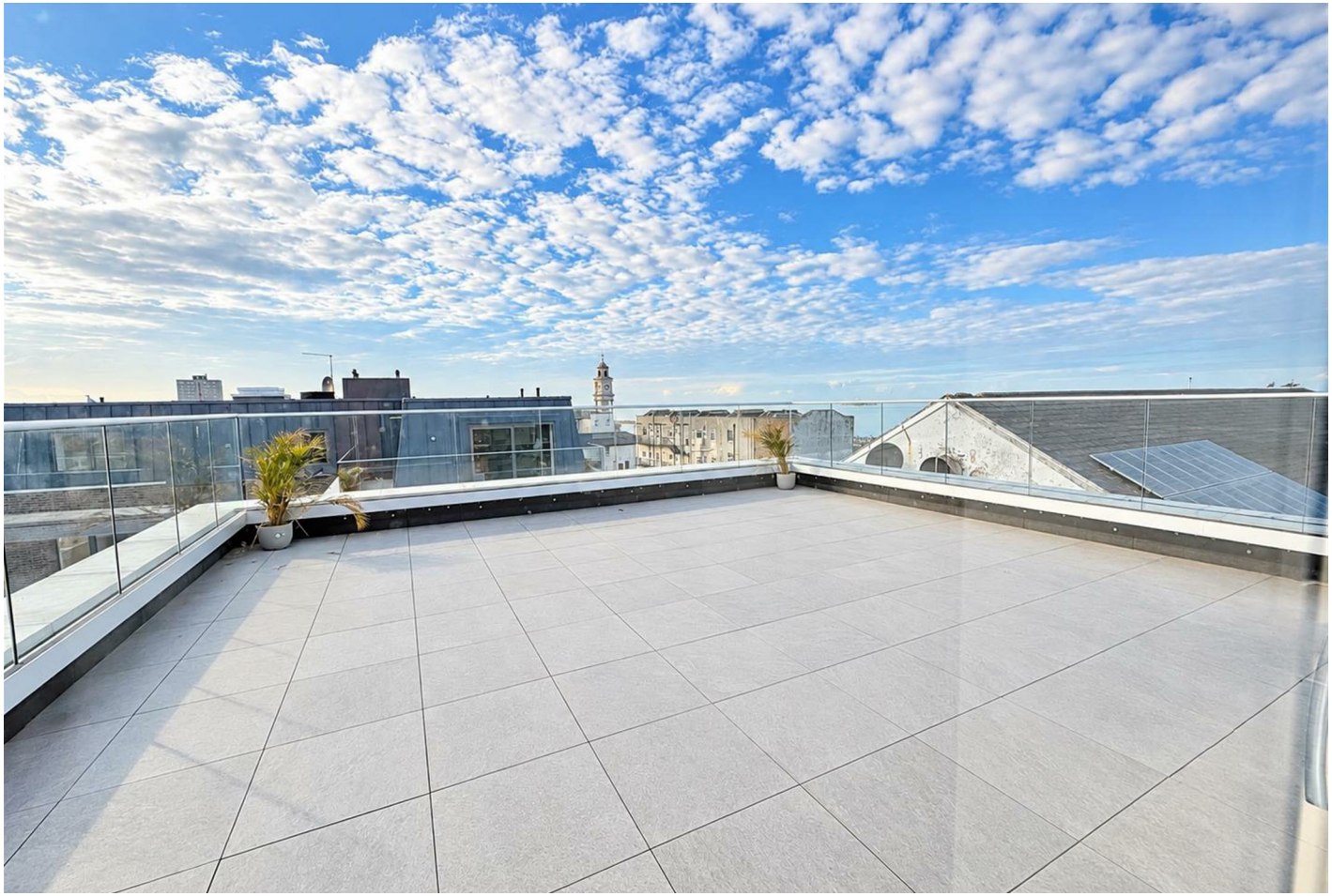
Warranty Provider ICW
For further information www.https://i-c-w.co.uk/

SAP Rating B

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 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.



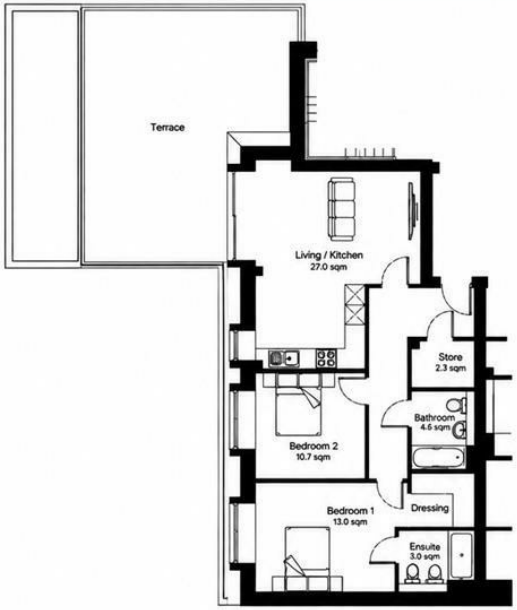




APARTMENT 10

BLOCK B – THIRD FLOOR

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



Apartment 10 - 81.4sqm - Block B - 3rd Floor

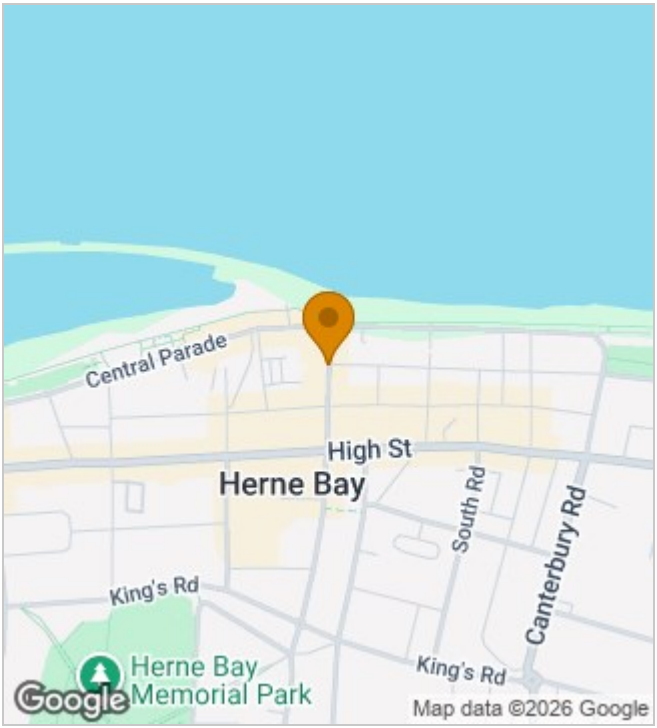
2 Bedrooms | 2 Bathrooms (1 Ensuite) | Open Plan Living / Kitchen | Store Room | Large Terrace

APARTMENT DETAILS

Apartment No:	10
Block:	B
Floor:	Third Floor
Total Area:	81.4 sqm / 876 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	82	78
(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

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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.
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.
5. Zest Homes hold the copyright to all advertising material used to market this property.