



5 Haddington Court, 10 William Street, Herne Bay, CT6 5EJ
£395,000



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Second-Floor Sophistication with Lift Access. Modern Coastal Living

Discover refined coastal luxury with this beautifully designed second-floor apartment at Haddington Court, perfectly crafted for those seeking contemporary elegance just moments from the seafront. Located on an elevated floor with convenient lift access, this stunning two-bedroom home offers a peaceful, light-filled retreat within this exclusive new development.

The heart of the property is the stylish open-plan living, dining and kitchen area, thoughtfully arranged to maximise space, comfort and natural light. Sleek modern cabinetry, high-spec appliances and quality finishes combine to create a welcoming environment ideal for both entertaining and everyday living.

The apartment enjoys two beautifully appointed bathrooms, including a luxurious en suite shower room to the principal bedroom, complemented by a chic family bathroom finished to an exceptional standard. Every detail is designed to reflect quality, durability and timeless style.

Positioned on the second floor, this home benefits from elevated views, enhanced privacy and a calm, serene atmosphere — perfect for those desiring a low-maintenance lock-up-and-leave property, a permanent residence or an astute investment opportunity. While this particular apartment does not feature a terrace, its spacious interior and superb natural light offer a bright, inviting coastal sanctuary.

Description

Tenure: Leasehold 999 Year Lease

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.

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.

Ten Year ICW Warranty

Annual Service Charge - To be confirmed

Ground Rent: Peppercorn Rent

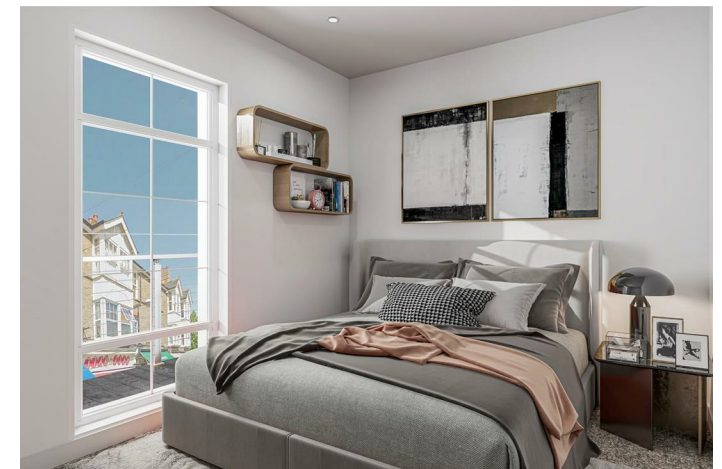
EPC/SAP Rating - To be confirmed

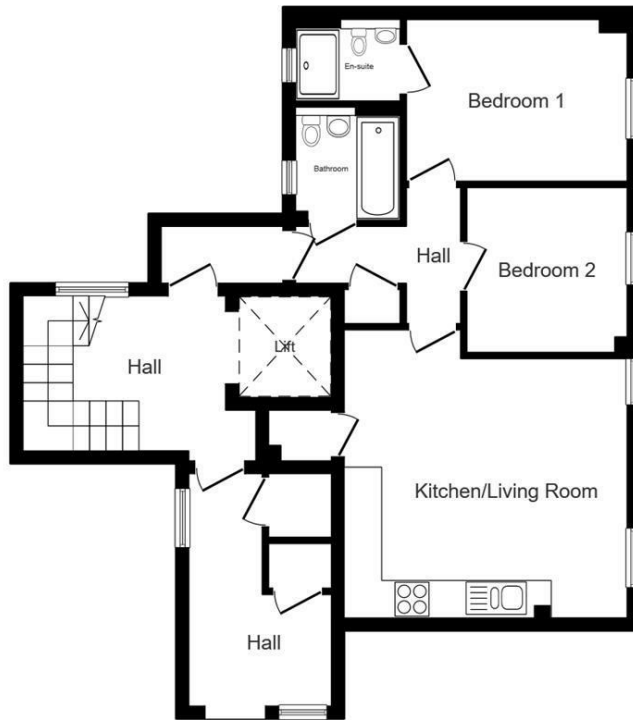
Council Tax Band: To be confirmed

Bedroom One 12.3sqm

Bedroom Two 11sqm

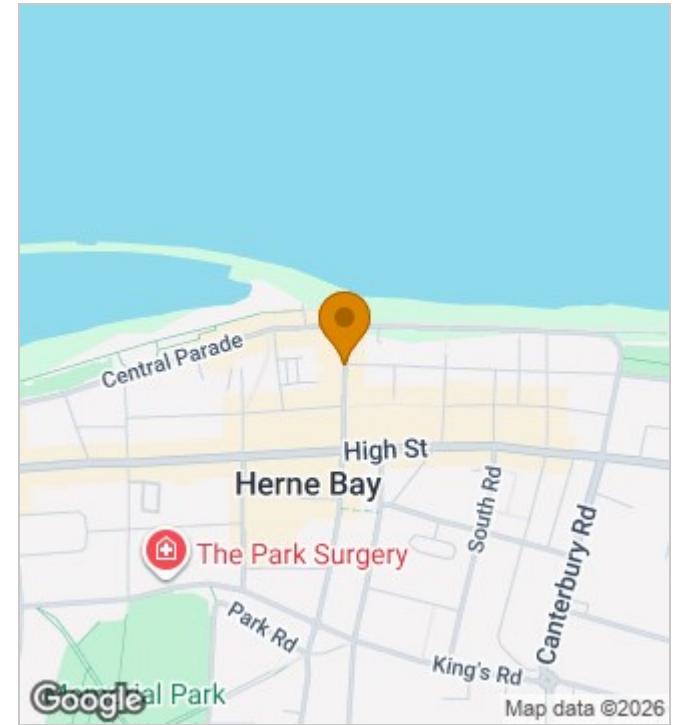
Living/ Kitchen 27sqm





Floor Plan

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



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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