

HADDO YARD

WHITSTABLE . KENT



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Haddo Yard comprises **seven contemporary apartments** designed by Denizen Works, one of the UK's most celebrated young architecture practices.



THE APARTMENTS

The newly completed apartments feature poured concrete floors with underfloor heating, locally made ply kitchens, bespoke joinery and high-quality fittings and appliances. Full height aluminium/timber composite windows flood the building with light.

Each apartment benefits from an allocated parking space as well as use of the communal garden and cycle store. The ground floor apartments also benefit from private courtyard gardens.

THE LOCATION

Old Bridge Road is a desirable location in central Whitstable accessible to shops, bus routes and station. Whitstable is an increasingly fashionable seaside town offering a good range of amenities including highly regarded restaurants, individual shops, watersports facilities and a working harbour. The mainline railway station is directly opposite Haddo Yard, providing fast and frequent links to London (Victoria) in approximately 80mins. The high speed Javelin service provides access to London (St Pancras) with a journey time of approximately 73mins. The A299 is accessible providing a dual carriageway link to the M2/A2 giving access to the channel ports and connecting motorway network.



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The building combines references to local vernacular architecture with a heightened refinement and civic generosity appropriate for a building which addresses the main station and which will help shape the first impression of Whitstable for many visitors.





SPECIFICATIONS

General

- High performance bronze-anodised aluminium double glazed windows and doors.
- Poured concrete flooring throughout all apartments with zonally controlled underfloor heating.
- Colour video entry system.
- 5 amp lighting circuit.
- Built-in wardrobes to master bedrooms.
- Gas combination boiler.
- Recessed LED lighting to kitchens and bathrooms.
- Contemporary wainscot panelling.
- Panelled walls to communal hallway and staircase.
- Handmade glazed faience facade tiles.
- Handmade solid oak entrance door.
- Communal garden and forecourt with external lighting.

Kitchens

- Locally made painted ply unit fronts and drawer boxes.
- Stainless steel Smeg cooker.
- Integrated fridge/freezer.
- Integrated dishwasher.
- Integrated washer/dryer (apartments 4, 5, 6 & 7 only).
- Hansgrohe mixer tap.
- 'Ice Cream' high gloss tiling.
- Concealed under-mounted LED task lighting to wall units.

Bathrooms

- Vitra wall hung ceramic basin with Hansgrohe mixer tap.
- Geberit concealed cistern with Vitra W.C.
- Hansgrohe shower mixer.
- Full height ceramic wall tiling.
- Fitted mirror with LED lighting.

Parking

- Each apartment benefits from one allocated parking space located in the parking area to the front of the building.

Warranty

- The property benefits from a 10 year BLP Warranty (subject to confirmation from vendor's solicitor).

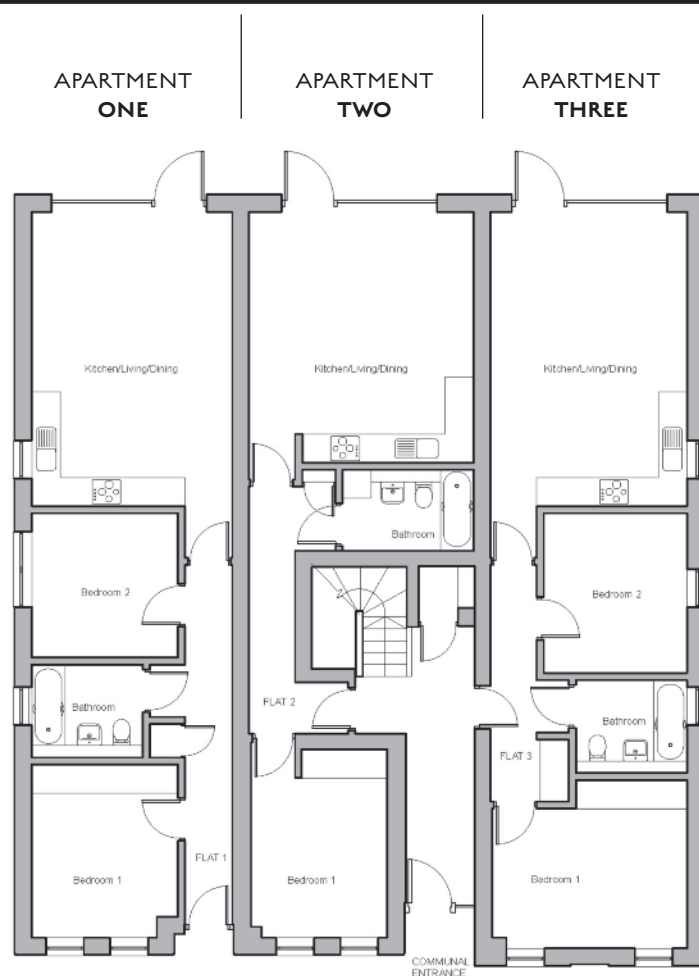
Lease

- Each apartment is being sold with a new 250 year lease (subject to confirmation from vendor's solicitor).

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The accommodation and approximate measurements are:



GROUND FLOOR

APARTMENT 1: 661.9 sq ft (61.5 sq m)

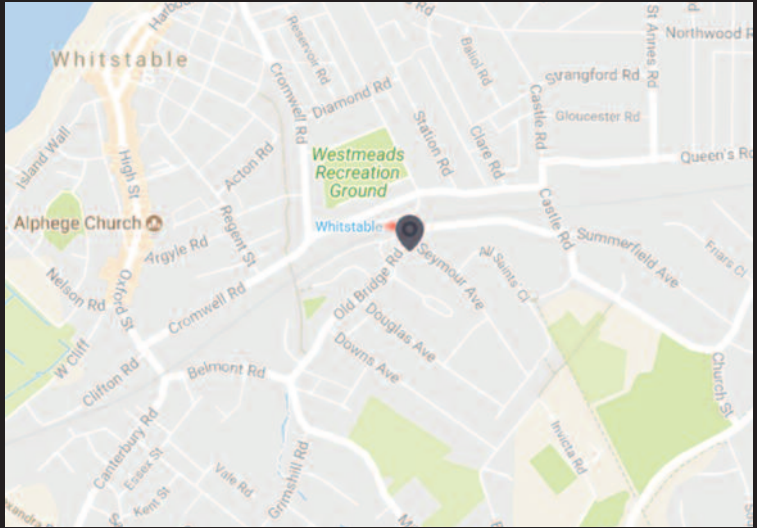
• **Entrance Hall • Living Room** 24'6" x 13'8" (7.47m x 4.17m) at maximum points and incorporating the **Kitchen Area • Bedroom 1** 10'1" x 9'9" (3.07m x 2.97m) at maximum points • **Bedroom 2** 10'1" x 9'8" (3.07m x 2.95m) • **Bathroom • Courtyard Garden** 17'1" x 14'6" (5.21m x 4.42m)

APARTMENT 2: 536.4 sq ft (49.8 sq m)

• **Entrance Hall • Living Room** 18'9" x 15'6" (5.72m x 4.72m) at maximum points and incorporating the **Kitchen Area • Bedroom 1** 13'4" x 9'5" (4.14m x 2.88m) • **Bathroom • Courtyard Garden** 16'1" x 14'6" (4.90m x 4.42m)

APARTMENT 3: 671.7 sq ft (62.4 sq m)

• **Entrance Hall • Living Room** 24'5" x 13'4" (7.43m x 4.07m) at maximum points and incorporating the **Kitchen Area • Bedroom 1** 13'4" x 11'3" (4.06m x 3.43m) at maximum points • **Bedroom 2** 10'10" x 9'11" (3.31m x 3.01m) • **Bathroom • Courtyard Garden** 16'1" x 14'6" (4.90m x 4.42m)



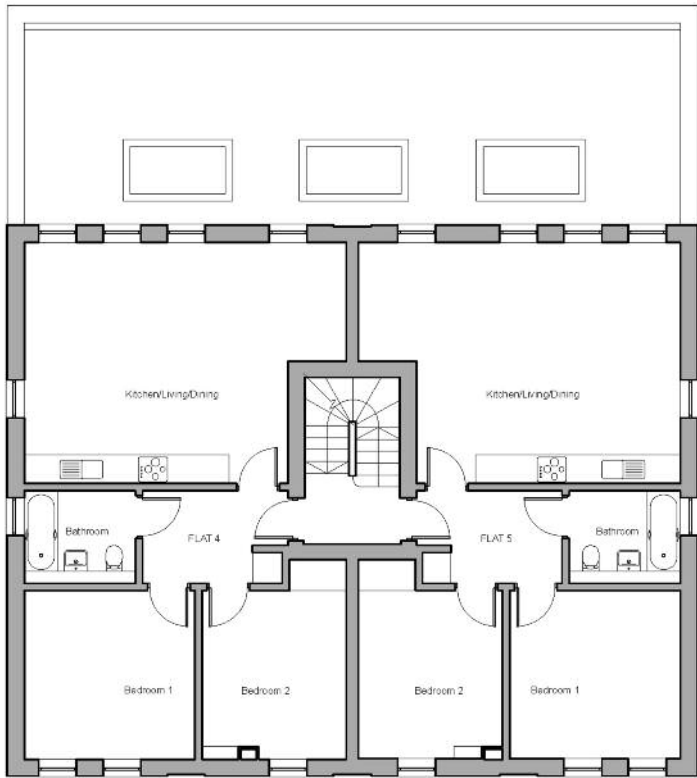
LOCATION MAP

APARTMENT
FOUR

APARTMENT
FIVE

APARTMENT
SIX

APARTMENT
SEVEN



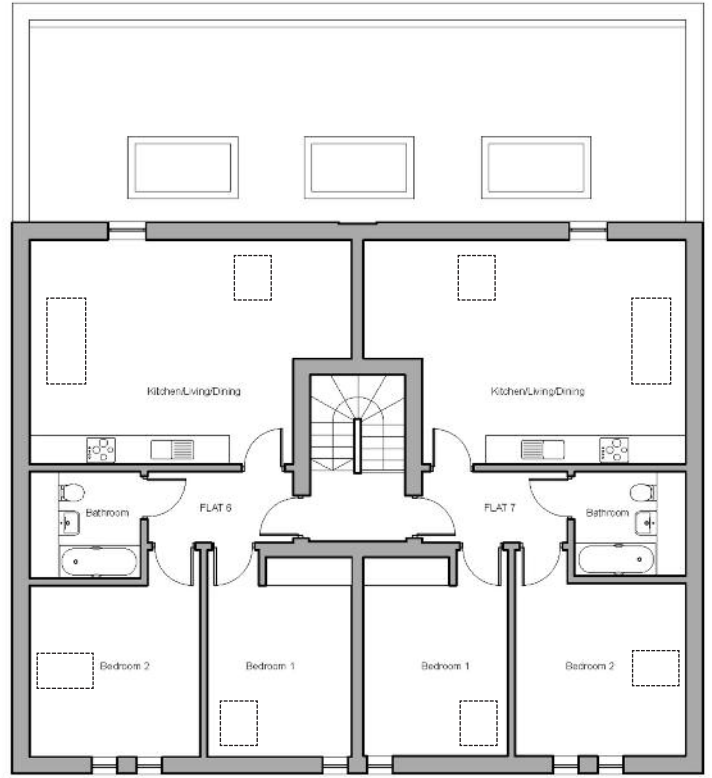
FIRST FLOOR

APARTMENT 4: 724 sq ft (67.3 sq m)

- Entrance Hall
- Living Room 22'1" x 16'8" (6.73m x 5.08m) at maximum points and incorporating the Kitchen Area
- Bedroom 1 11'9" x 11'7" 9 3.58m x 3.53m)
- Bedroom 2 11'6" x 9'11" (3.51m x 3.02m)
- Bathroom

APARTMENT 5: 724.2 sq ft (67.3 sq m)

- Entrance Hall
- Living Room 22'1" x 16'8" 9 6.45m x 5.08m) at maximum points and incorporating the Kitchen Area
- Bedroom 1 11'9" x 11'6" (9 3.58m x 3.53m)
- Bedroom 2 11'6" x 9'11" (3.51m x 3.02m)
- Bathroom



SECOND FLOOR

APARTMENT 6: 726.1 sq ft (67.5 sq m)

- Entrance Hall
- Living Room 22'1" x 15'6" (6.73m x 4.72m) at maximum points and incorporating the Kitchen Area
- Bedroom 1 14'2" x 11'10" 9 4.33m x 3.61m) at maximum points
- Bedroom 2 11'7" x 9'11" (3.53m x 3.02m) at maximum points
- Bathroom

APARTMENT 7: 725.4 sq ft (67.4 sq m)

- Entrance Hall
- Living Room 22'1" x 15'6" (6.73m x 4.72m) at maximum points and incorporating the Kitchen Area
- Bedroom 1 14'2" x 11'10" (4.31m x 3.61m) at maximum points
- Bedroom 2 14'2" x 9'9" 9 4.31m x 2.98m) at maximum points
- Bathroom



FOR FURTHER INFORMATION, CONTACT:



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