



EDDINGTON PARK

HERNE BAY



The Apartments

Quinn
Homes



Welcome to Eddington Park

Herne Bay is Kent's renaissance town.

Two miles of beach fronts a Victorian seafront - the very image of Herne Bay. However, there is so much more to this cosmopolitan town, close to both Whitstable and Canterbury.

Eddington Park is a collection of one, two and three bed apartments on an award-winning development which includes the Herne Bay Sports Hub, a £10m, 15-acre state of the art facility, home to Herne Bay Youth Football Club, Herne Bay Cricket Club, Herne Bay Tennis Club and Herne Bay Hockey Club.

Located for easy access to the A299, Eddington Park and Herne Bay allows easy access to East Kent and the wider road network. St Pancras is a mere 80 minutes away from Herne Bay's train station.

“My experience of Quinn Homes has been first class, I had superb service from start to finish from everybody involved. Everyone is impressed by the quality of finish... I love my new home!”

Ms Kerrison

The Beer Cart Building, Canterbury





Indicative Image of the Apartments at Eddington Park



The Sea, Big Skies and Historic Landscapes

With two miles of coastline, a sand and shingle beach, colourful beach huts, seafront gardens, a pier and bandstand, Herne Bay is the epitome of the traditional British seaside resort. Traditional rides, a Helter Skelter, stalls, amusements, a retail village with food and drink huts now fills the pier.



Herne Bay has exciting areas of green space including the Memorial Park and along the seafront the sunken Waltrop Gardens and Reculver Country Park, with its clifftop paths and varied wildlife to be seen on the marshes and rare clifftop wildflower meadows.

Reculver Towers are a striking pair of 12th-century church towers set on the edge of a cliff. The only part of the church remaining, preserved as a landmark for sailors, they are visible for miles around. But there are even earlier ruins here; the church was built in the centre of an old Roman fort, dating from around 200AD.



The Oyster Bay Trail is a new walking and cycling route that takes in all of Herne Bay's coast. At 6.7 miles in length, it's a pleasant, mostly flat route. The first phase comprises around five miles of promenade, cycle paths and residential roads, with the remainder along Herne Bay's seafront.

Herne Bay has a heavily independent high street led by fine boutiques and eateries. Herne Bay's Seaside Museum has a fascinating collection and changing exhibitions.

Set in nearby Herne Common, Wildwood is a wild animal park with a difference. All the animals here are, or were, native to the British Isles, with more than 200 animals and birds at the 40-acre woodland site. There is everything from large European brown bears, bison, wolves, lynx and beavers.

Beach Creative is a community art gallery showcasing works from Kent artists and host to workshops ranging from painting, printing and life drawing to creative writing and clay sculpting. In addition, Herne Bay has the independent Kavanagh Cinema and the 72-seater Little Theatre.





HERNE BAY

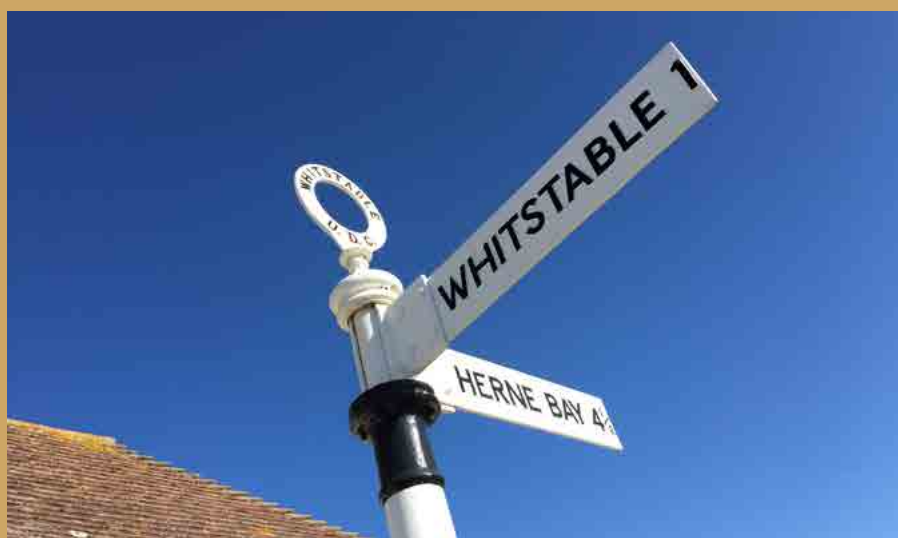
SPORTS HUB

On Eddington Park itself, the newly opened £10m, 15-acre Herne Bay Sports Hub provides state-of-the-art facilities for the local community and local sports clubs.

With sailing, rowing and yachting facilities, the sea is an amazing asset for the town.

Herne Bay has a range of Ofsted 'Good' primary schools along with the High School and grammar schools close by in Faversham, Ramsgate and Canterbury.

Herne Bay has enviable commuting options with the A299 connecting to the M2 nearby in Faversham. HS1 provides trains to St Pancras with trains also connecting to London Victoria.





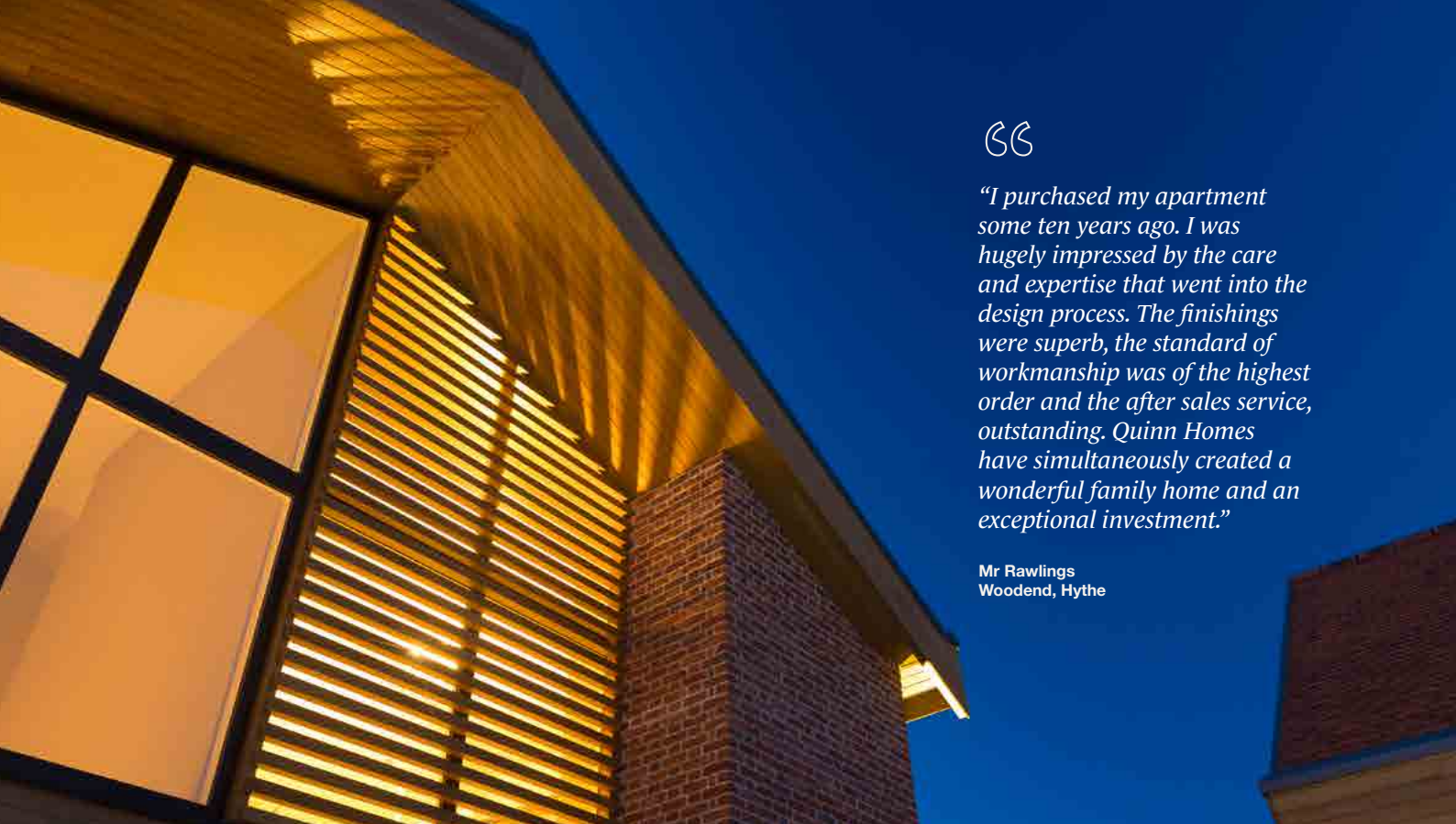
Quinn Homes

*Quinn Homes
are one of Kent's
leading developers of
outstanding new homes.*

With 25 years experience, Quinn Homes have consistently delivered exemplary projects across the county.

As part of our ethos, we support the communities in which we develop, funding local projects and providing new facilities.





CS

"I purchased my apartment some ten years ago. I was hugely impressed by the care and expertise that went into the design process. The finishings were superb, the standard of workmanship was of the highest order and the after sales service, outstanding. Quinn Homes have simultaneously created a wonderful family home and an exceptional investment."

Mr Rawlings
Woodend, Hythe

Each new home is built to exacting standards and signed off by a director of Quinn Homes to ensure that the pride our experienced and professional team have is reflected in all we do.

Quinn Homes are committed to industry leading levels of aftercare backed by a building warranties demonstrating our commitment to you and your new home.



Best Small Housebuilder



Irvine Sellar Award

Awarded to Quinn Estates for the Herne Bay Sports Hub in recognition of a truly transformative and game-changing project and their continued regeneration work across Kent



Social Impact Award

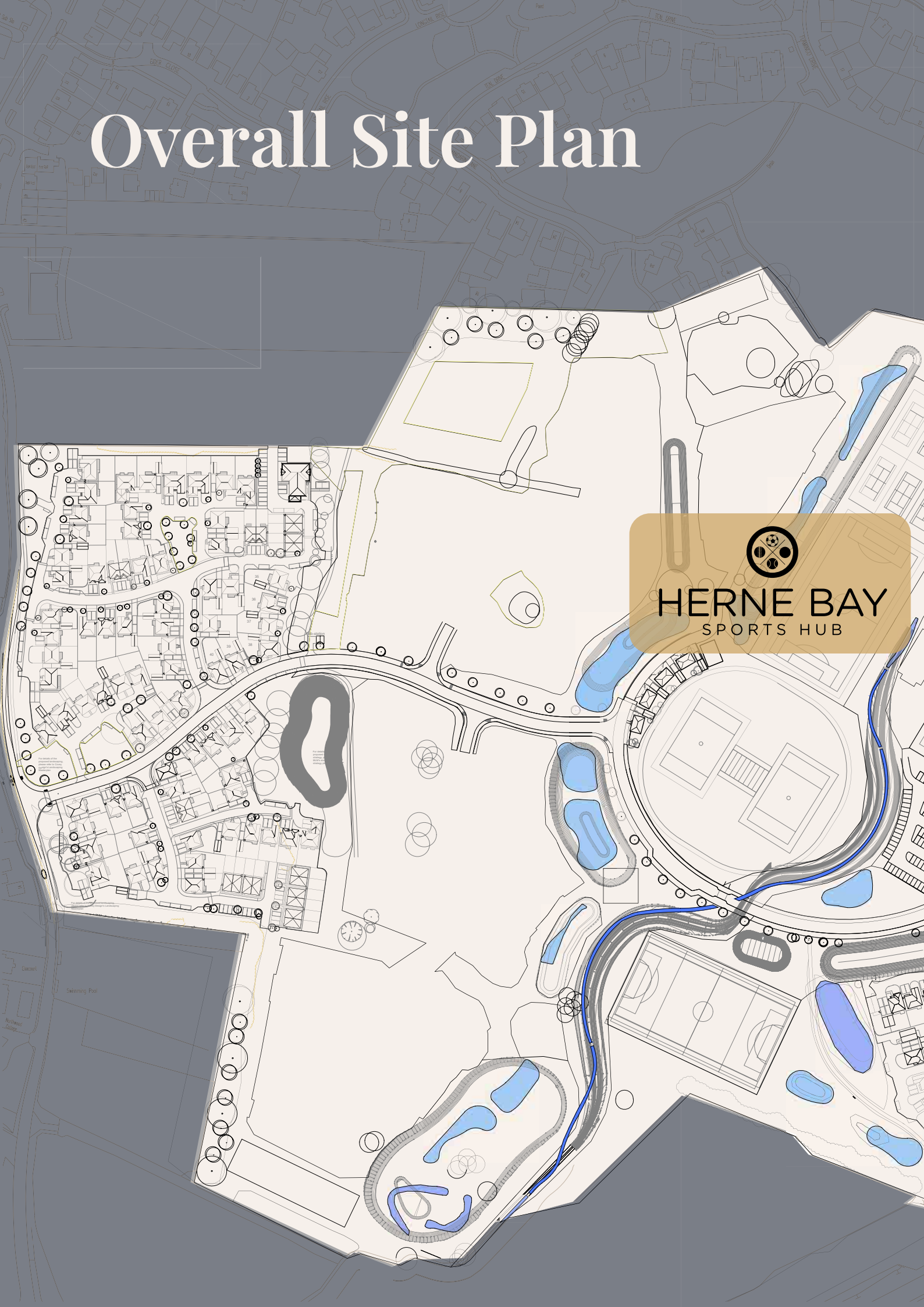
Shortlisted for
Herne Bay Sports Hub
Irvine Sellar - Quinn Estates
Social Impact Award - Herne Bay Sports Hub



RESI Awards 2020

Small Developer of the Year
Quinn Homes

Overall Site Plan



HERNE BAY
SPORTS HUB



This is a detailed architectural site plan of a residential development. The plan shows a complex arrangement of buildings, roads, and landscaping. Two specific buildings are highlighted with orange callouts. The first building, labeled 'Elizabeth Court', is a large, rectangular structure located in the upper-middle section of the plan. The second building, labeled 'Eddington House', is a smaller, more irregularly shaped building located in the upper-right section. The plan also features several blue-colored areas representing water features, including a large pond in the lower-right and several smaller ponds and streams. The overall layout is dense, with many smaller buildings and structures interspersed throughout the site.

Elizabeth Court

Eddington House





Indicative image of The Apartments at Eddington Park

Elizabeth Court

Block H - Ground Floor

Ground Floor

Apartment Number	Bedrooms	Size sq.ft	Size sq.m	Parking Space
1	1 bedroom	538	50	Yes
2	2 bedrooms	700	65	Yes
3	1 bedroom	614	57	Yes
4	2 bedrooms	657	61	Yes
5	1 bedroom	560	52	Yes
6	1 bedroom	560	52	Yes
7	2 bedrooms	721	67	Yes



Indicative image of The Apartments at Eddington Park



Elizabeth Court

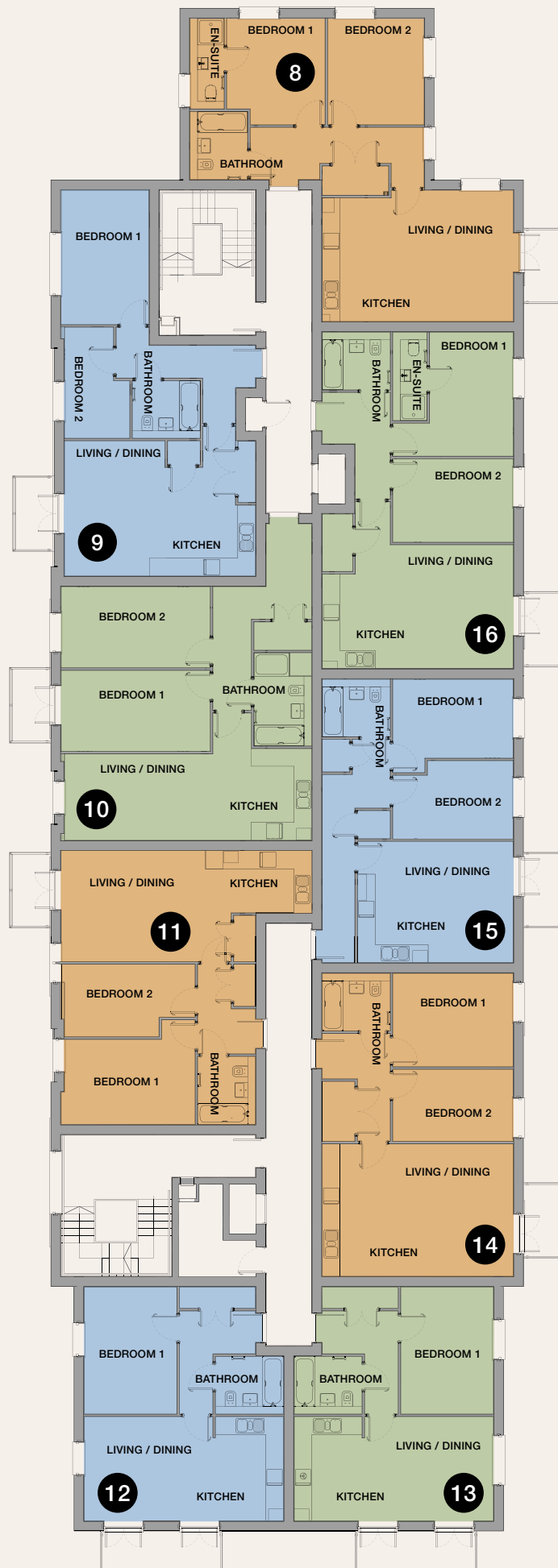
Block H - First Floor

First Floor

Apartment Number	Bedrooms	Size sq.ft	Size sq.m	Parking Space
8	2 bedrooms	797	74	Yes
9	2 bedrooms	700	65	Yes
10	2 bedrooms	818	76	Yes
11	2 bedrooms	700	65	Yes
12	1 bedroom	560	52	Yes
13	1 bedroom	560	52	Yes
14	2 bedrooms	721	67	Yes
15	2 bedrooms	667	62	Yes
16	2 bedrooms	764	71	Yes



Indicative image of The Apartments at Eddington Park



Elizabeth Court

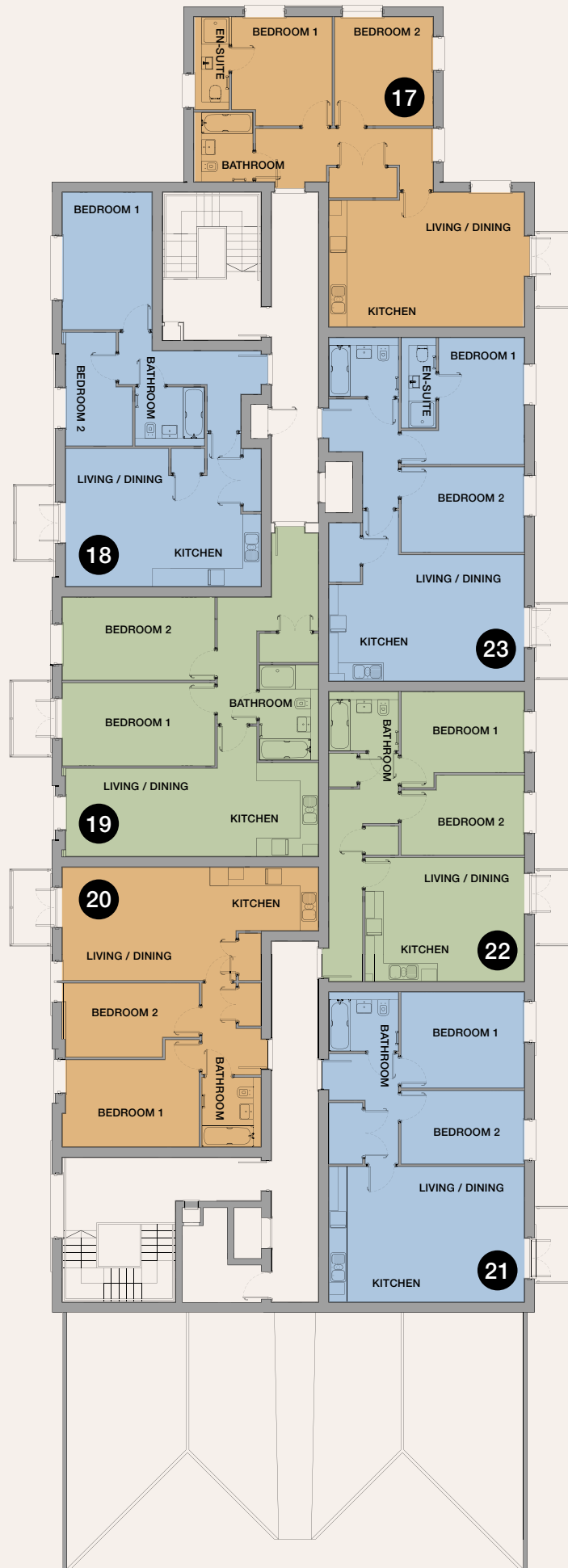
Block H - Second Floor

Second Floor

Apartment Number	Bedrooms	Size sq.ft	Size sq.m	Parking Space
17	2 bedrooms	797	74	Yes
18	2 bedrooms	700	65	Yes
19	2 bedrooms	818	76	Yes
20	2 bedrooms	700	65	Yes
21	2 bedrooms	721	67	Yes
22	2 bedrooms	667	62	Yes
23	2 bedrooms	764	71	Yes



Indicative image of The Apartments at Eddington Park







Indicative image of The Apartments at Eddington Park

Eddington House

Block G - Ground Floor

Ground Floor

Apartment Number	Bedrooms	Size sq.ft	Size sq.m	Parking Space
1	2 bedrooms	807	75	Yes
2	1 bedroom	538	50	Yes
3	3 bedrooms	915	85	Yes
4	3 bedrooms	1066	99	Yes



Eddington House

Block G - First Floor

First Floor

Apartment Number	Bedrooms	Size sq.ft	Size sq.m	Parking Space
5	2 bedrooms	807	75	Yes
6	1 bedroom	538	50	Yes
7	3 bedrooms	915	85	Yes
8	3 bedrooms	1066	99	Yes



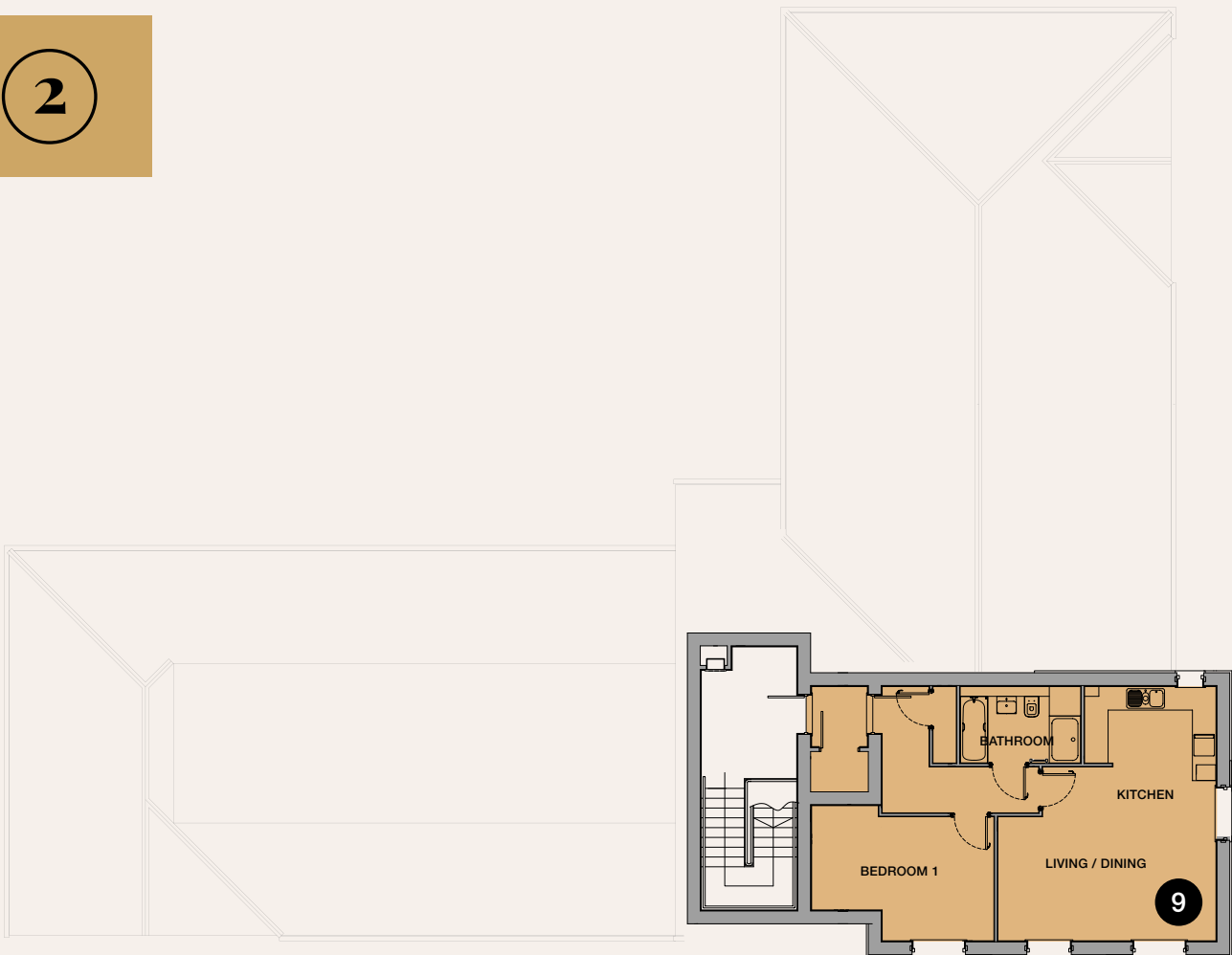
Eddington House

Block G - Second Floor

Second Floor

Apartment Number	Bedrooms	Size sq.ft	Size sq.m	Parking Space
9	1 bedrooms	710	66	Yes

2





Indicative images of The Apartments at Eddington Park



Specification



Indicative images of The Apartments
at Eddington Park

KITCHENS

Contemporary designed kitchen with fitted wall and base units

Soft close hinges to cabinet doors

Stainless steel sink

Integrated electric oven, induction hob and extractor

Integrated combination microwave oven

Natural stone quartz worktops and full height splashbacks

Integrated A+ rated fridge/freezer

Integrated dishwasher (slimline in some apartment types)

Low voltage recessed downlights to kitchen area

Under pelmet feature lighting

Porcelanosa tiled floor

BATHROOMS

Glass shower screen

Designer taps and thermostatic shower mixer unit

Full height large format Porcelanosa ceramic tiling to statement walls

Porcelanosa tiling to floor

Low voltage recessed downlights

Shaver socket

Extractor ventilation

Heated towel rail

BEDROOMS

Fitted wardrobe (to master bedroom only)

Fully fitted carpet TV/FM and telecom point (master bedroom only)

Pendant light provision

LIVING AREA

Quality timber effect flooring

Media plate providing TV/FM aerial, telecom, satellite and power points

Sky+ wired to communal satellite dish (buyer subscription required)

Low voltage recessed downlighters

EXTERNAL FINISHES

Decked balcony to apartments on upper floors where applicable

INTERIOR FINISHES

White finished internal doors

Polished chrome door furniture

White painted feature profile skirting and architraves

Matt emulsion paint finish to walls and ceilings

SECURITY

Video door entry system

Apartment entrance door with spyhole and 5 lever deadlock

Mains supply smoke and heat detection

HEATING

Centralised energy centre providing heat and hot water to all apartments via radiators

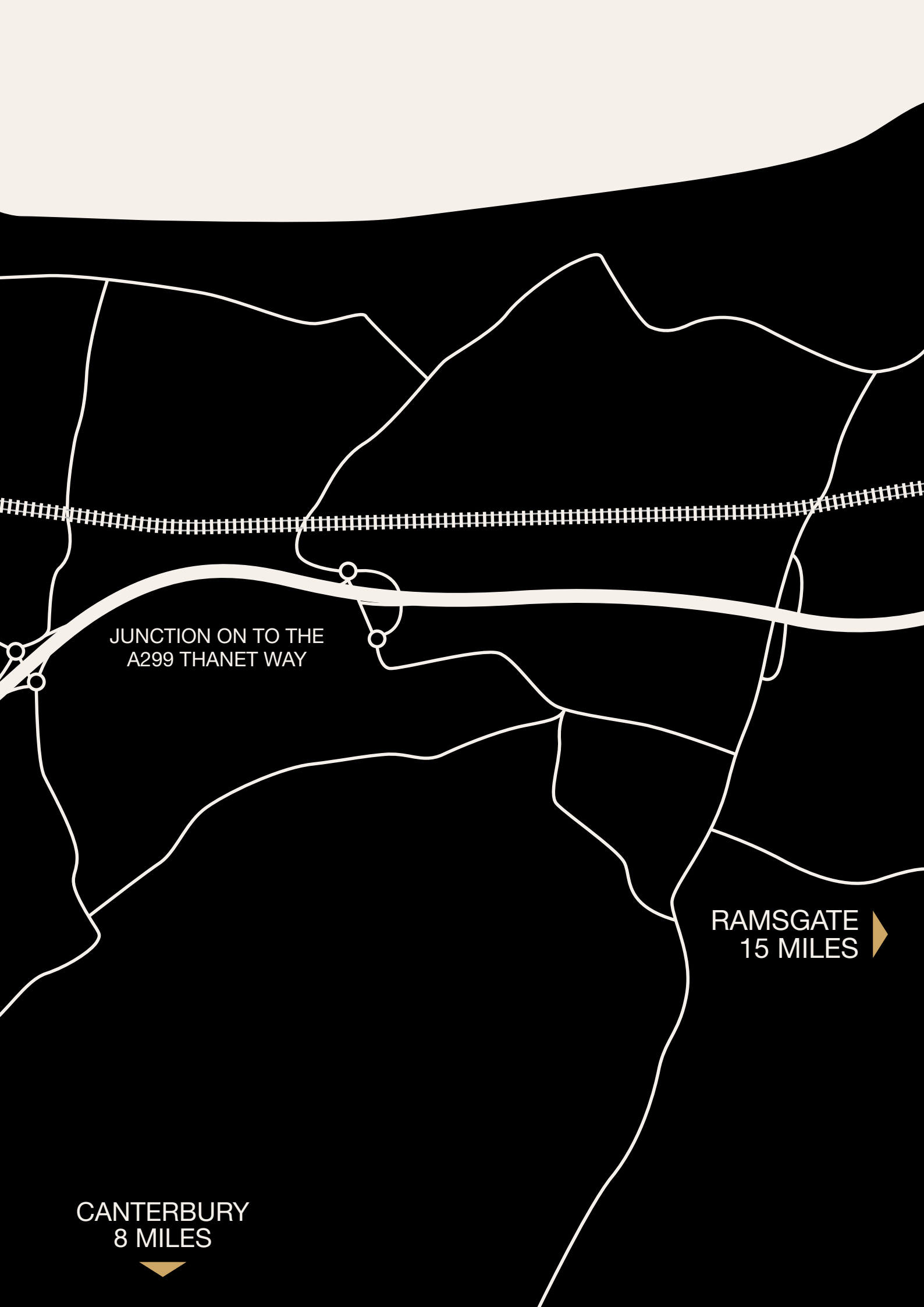
WARRANTIES

Each apartment is backed by a 10-year insurance backed building defects guarantee

EDDINGTON PARK

Postcode – CT6 7PG





JUNCTION ON TO THE
A299 THANET WAY

RAMSGATE
15 MILES

CANTERBURY
8 MILES



EDDINGTON PARK

HERNE BAY

Quinn
Homes

www.quinn-homes.com

Wards
Land & New Homes

All sales enquiries contact:

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