



52 Henke Court

Cardiff, CF10 4EB

Price £250,000

HARRIS & BIRT



This property is conveniently located within walking distance to both Cardiff Bay and the City Centre. This two bedroom briefly comprises; entrance hall, open plan lounge/diner/kitchen, two double bedrooms, one with en suite and a family bathroom. The property benefits from double glazing, electric heating to bathrooms and one allocated parking space with two visitors parking badges.

Located in a very popular development perfectly situated close to the water front with link roads into the City Centre. Within walking distance to Mermaid Quay hosting a wide variety of restaurants, bars, cafes and shops including the Wales Millennium Centre and popular Everyman Cinema. The property is a short walk from Cardiff Bay train station offering links to Cardiff City Centre train station also provide links to other major cities including; Swansea, Newport, Bristol etc.



Accommodation

Communal Entrance Lobby

The building is entered via UPVC double glazed front door using keypad/fob entry system into communal entrance lobby. Taking either the stairs or lift the fourth floor.

Entrance Hall 13'8" x 11'10" (4.17m x 3.61m)

The property is entered via hardwood front door into open entrance hall. Skimmed walls and ceiling. Wood block flooring. Pendant ceiling light. Two storage cupboards. Doorways into all rooms.

Kitchen/Dining/Living Room 31'10" (max) x 24'9" (9.70m (max) x 7.54m)

Modern newly fitted kitchen with a range of wall and base units in a stylish and sleek matt black set under and over a grey worksurface and glass splashbacks. Features include; single bowl sink and drainer with rainfall mixer tap, Bosch eyeliner oven, Bosch four ring induction hob with extractor fan over, Bosch washing machine behind matching decor panel, Bosch dishwasher behind matching decor panel and integrated fridge/freezer behind matching decor panel. Tiled flooring to kitchen area. Further wood block flooring to the rest of the room. Skimmed walls and ceilings. Range of pendant ceiling lights and wall lights. Two UPVC double glazed windows to front and side elevation. UPVC double glazed patio doors open out onto balcony with pretty views of the dock. Metal balustrades to balcony with decked and artificial grass to floor.

Bedroom One 13'2" x 13'10" (4.01m x 4.22m)

A good sized double bedroom with UPVC double

glazed patio doors opening out onto balcony offering plenty of natural light. Decked balcony with metal balustrades. Skimmed walls and ceiling. Pendant ceiling light. Three door fitted wardrobe. Fitted carpet. Doorway into;

En Suite 4'6" x 7'7" (1.37m x 2.31m)

Three piece suite in comprising; walk in shower cubicle with mains connected shower and shower head fitment, low level hidden cistern WC and wall hung glass bowl sink. Part tiled walls, glass splashback with further skimmed walls and ceiling. Inset LED spotlighting. Heated towel rail. Extractor fan.

Bedroom Two 10'3" x 11'1" (3.12m x 3.38m)

Another good sized double bedroom with UPVC double glazed window to front elevation. Skimmed walls and ceiling. Carpet flooring. Pendant ceiling light. Electric wood effect fire housed to wall.

Bathroom 6'11" x 7'4" (2.11m x 2.24m)

Three piece suite in white comprising panelled bath with mains connected shower and shower head fitment, low level hidden cistern WC and wall hung wash hand basin. Part tiled walls with further skimmed walls and ceiling. Tiled floors. Heated towel rail. Extractor fan.

Services and Parking

Mains connected electricity, water and drainage. Service charge is £228.81 per month and ground rent of £112 every six months. Remaining years on lease 100. There is one parking space with the property and you have two visitors badges.

Directions

From our offices at 359 Caerphilly Road, continue

down this road until you get to Gabalfa roundabout, head across the North Road flyover towards the City Centre, follow this road straight for about a mile, turn left onto Boulevard De Nantes follow this road and then turn right onto Fitzalan Place then continue straight on until you reach the roundabout. Take the third exit onto East Tyndall Street. At the next roundabout take the second roundabout onto Tyndall Street then take the first onto Schooner Way then turn left into Henke Court.







FLOOR PLAN

GROSS INTERNAL AREA
FLOOR PLAN 1,050 sq.ft.
TOTAL : 1,050 sq.ft.

SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



HARRIS & BIRT

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		84
(81-91) B		
(69-80) C		72
(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	

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	

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