



117 Henke Court

Cardiff, CF10 4EJ

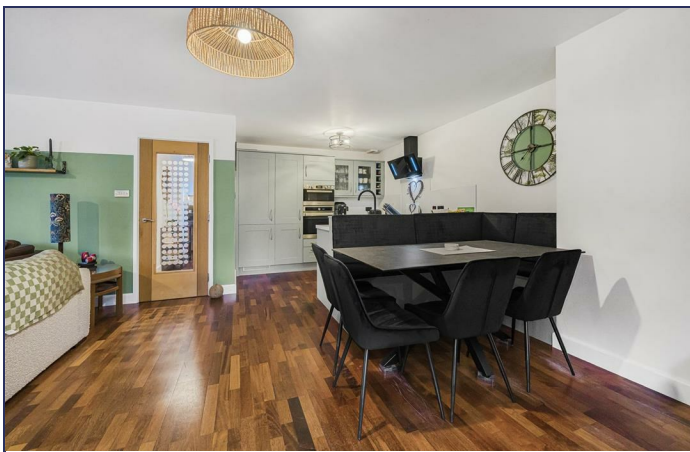
£250,000

HARRIS & BIRT



Welcome to Henke Court, a charming apartment located in the heart of Cardiff. A modern, tastefully decorated two bedroom apartment which 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 which includes an electric car charging point with two visitors parking badges and a concierge service.

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 a few steps up to the ground floor apartment.

Entrance Hall 14'3" x 16'3" (4.34m x 4.95m)

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

Kitchen/Dining/Living Room 25'2" x 21' 2" (7.67m x 6.40m 0.61m)

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 work surface and glass splashbacks. Features include; one and a half bowl sink and drainer with Pro B Pronteau instant boiler tap, Hotpoint eyeliner oven, Hotpoint built in microwave, five ring induction hob with extractor fan over and pan drawers under. Integral washing machine, dishwasher and fridge/freezer behind matching. Wood flooring to kitchen area. Further wood 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 UPVC double glazed patio doors with vertical roller fly screen and vertical integrated black out blind opening out onto balcony.

Bedroom One 10'11" x 12' 0" (3.33m x 3.66m 0.00m)

A good sized double bedroom with UPVC double window to side elevation. Skimmed walls and ceiling.

Pendant ceiling light. Five door fitted wardrobe. Fitted carpet. Electric heater. Doorway into;

En-suite 7'5" x 5'0" (2.26m x 1.52m)

Three piece suite in comprising; walk in shower cubicle with mains connected shower and rainfall shower head fitment, low level hidden cistern WC and sink with fitted cupboards. Inset LED spotlighting. Extractor fan. Shaving point.

Bedroom Two 10'11" x 9'6" (3.33m x 2.90m)

Another good sized double bedroom with UPVC double glazed window to side elevation. Skimmed walls and ceiling. Carpet flooring. Pendant ceiling light. Built in fitted wardrobes. Electric Heater.

Bathroom 10'0" x 7'11" (3.05m x 2.41m)

Three piece suite in white comprising free-standing bath with hair washing shower head fitment, low level WC and wash hand basin. Spot lit skimmed ceiling. Heated towel rail. Extractor fan.

Services & Parking

Mains connected electricity, water and drainage. Service charge is £2900 per annum and ground rent of £150 per annum. Remaining years on lease 975. There is one parking space with the property which includes an electric car charging point 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.

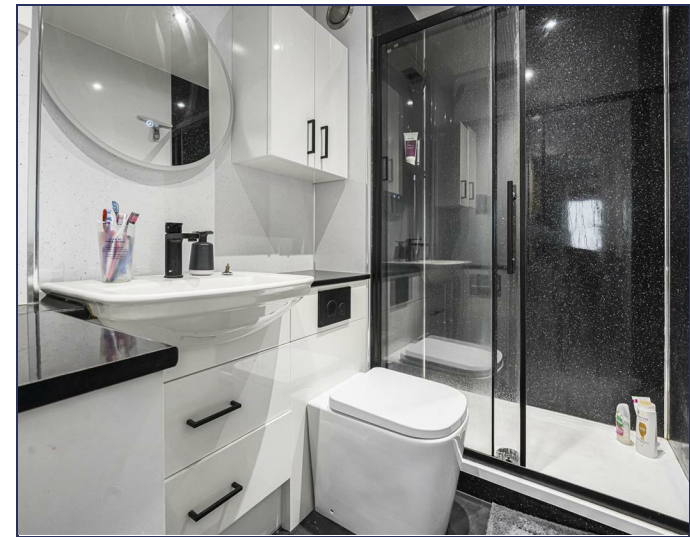






FLOOR PLAN

GROSS INTERNAL AREA
FLOOR PLAN 921 sq.ft.
TOTAL - 921 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		
(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	

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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