



159 Henke Court

Cardiff Bay, Cardiff, CF10 4EL

£1,200 Per Calendar Month

HARRIS & BIRT



An excellent opportunity to rent this fully furnished spacious two bedroom second floor apartment situated in the extremely popular Henke Court development in Cardiff Bay. Conveniently located within walking distance to both Cardiff Bay and the City Centre. The apartment has an entrance hall, open plan lounge/diner/kitchen, two double bedrooms, one with en suite plus main bathroom. The property benefits from double glazing, electric heating and has one allocated parking space with visitors parking. EPC rating C. Rent is £1200 pcm and is inclusive of water rates. Deposit £1300. Council Tax Band E. Available immediately.



## **Entrance Hall**

Entered via wooden front door, with security spy hole. Wooden flooring. Two storage cupboards - one housing hot water tank.

## **Lounge/Diner/Kitchen 24'7x10'10 (7.49mx3.30m)**

Double glazed windows to front and rear. Wooden flooring. Two wall mounted electric storage heaters. Open plan to fully fitted kitchen with matching wall and base units including Belling integral oven, Smeg hob and hood, Hotpoint integral washer/dryer, and Beko dishwasher plus Smeg free standing fridge/freezer.

## **Bedroom One 12' x 10'4 (3.66m x 3.15m)**

Double glazed window to front. Carpet. Fitted triple wardrobes. Wall mounted electric heater. Access to-

## **En suite 7'6x4'1 (2.29mx1.24m)**

Double glazed frosted window to front. Tiled floor. Part tiled walls. Shower cubicle, wash hand basin and low level flush w.c. Heated towel rail. Shaverpoint. Extractor fan

## **Bedroom Two 10'5x9'6 (3.18mx2.90m)**

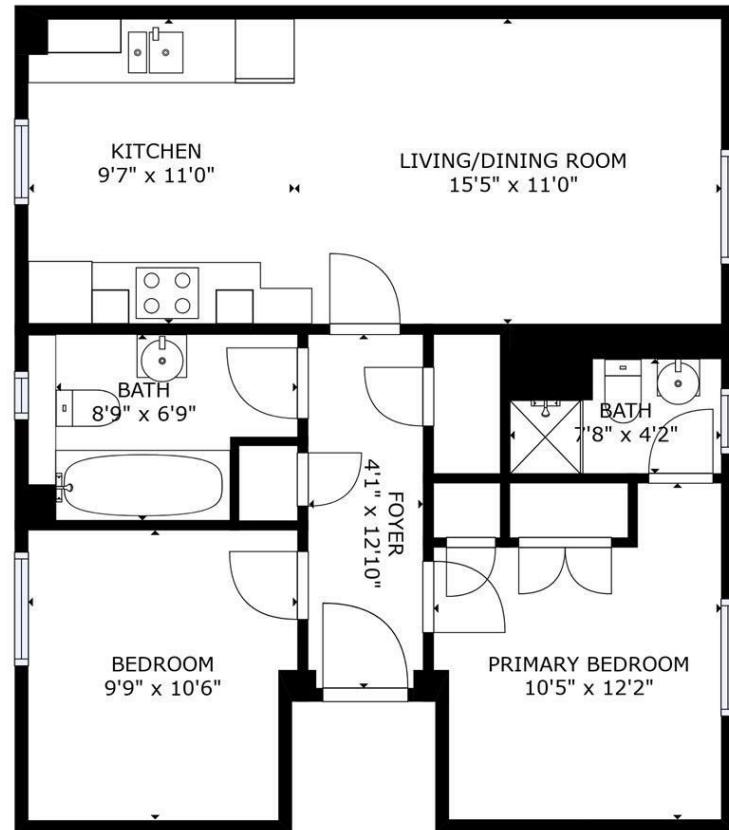
Double glazed window to rear. Carpet. Wall mounted storage heater.

## **Bathroom 9'7x6'6 (2.92mx1.98m)**

Double glazed frosted window to rear. Vinyl flooring. Panelled bath with shower attachment over. Wall mounted wash hand basin, w.c Heated towel rail. Wall mounted mirror.







GROSS INTERNAL AREA  
FLOOR 1: 695 sq. ft  
TOTAL: 695 sq. ft

SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.

FLOOR 1

 Matterport

**HARRIS & BIRT**

Chartered Surveyors, Land and Estate Agents

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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 <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	

