

Henke Court

CARDIFF, CF10 4EL

GUIDE PRICE £210,000

Hern &
Crabtree



Henke Court

Set within the desirable Henke Court development, this well-presented two-bedroom apartment offers thoughtfully arranged accommodation ideally suited to modern living.

The property is accessed via a welcoming entrance hallway which leads through to an open-plan kitchen, lounge and dining area, forming a comfortable and versatile living space. Well-proportioned and naturally inviting, this central hub is ideal for both everyday living and entertaining.

There are two double bedrooms, each providing a calm and restful environment. The principal bedroom benefits from the convenience of an en suite shower room, while a separate, well-appointed bathroom serves the second bedroom and guests.

Henke Court occupies a highly sought-after location in Cardiff, with a wide range of local amenities close at hand, including shops, cafés, restaurants and green spaces. Excellent transport links offer easy access to the city centre, Cardiff Bay and surrounding areas, making the property well suited to professionals, downsizers or those seeking an investment.



765.00 sq ft

Hallway

Enter from the communal hallway. Wooden laminate flooring. Two fitted storage cupboards, one with hot water tank.

Kitchen/Lounge/Diner

Four double glazed windows. Wooden laminate flooring. Two electric radiators. Media points. The kitchen is laid with wall and base units with worktops over and upstands. Integrated four ring electric hob with splashback and cooker hood over. Integrated oven. Stainless steel one and half bowl sink with mixer tap.

Bedroom One

Double glazed window. Electric radiator. Fitted wardrobes. Door leading to:

En Suite

Double glazed window. W/C and wash hand basin. Vanity unit. Shower quadrant with fitted shower and glass sliding door. Tiled walls. Tiled flooring. Heated towel rail. Extractor fan. Shaver point.

Bedroom Two

Double glazed window. Electric radiator.

Bathroom

Double glazed window. W/C and wash hand basin. Bath with mixer taps and wet wall panelling. Tiled flooring. Heated towel rail. Shaver point.

Additional Information

Council Tax Band D (Cardiff). EPC rating B.

Tenure

Leasehold. years from with years remaining. Annual ground rent £. Annual service & maintenance charges £.

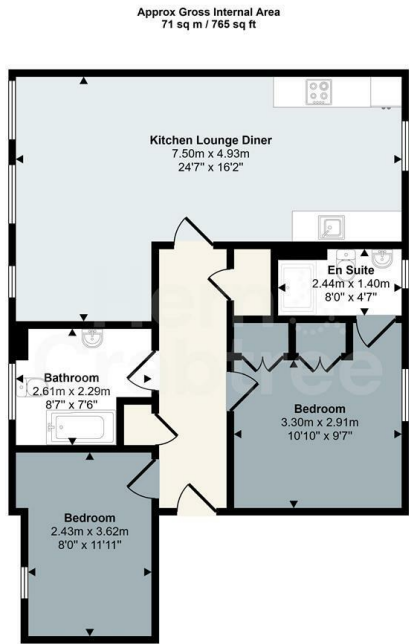
Disclaimer

Property details are provided by the seller and not independently verified. Buyers should seek their own legal and survey advice. Descriptions, measurements and images are for guidance only. Marketing prices are appraisals, not formal valuations. Hern & Crabtree accepts no liability for inaccuracies or related decisions. Please note: Buyers are required to pay a non-refundable

AML administration fee of £24 inc vat, per buyer after their offer is accepted to proceed with the sale. Details can be found on our website.



Good old-fashioned service with a modern way of thinking.



Floorplan

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B	81	83
(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



Hern & Crabtree



02920 228135



pontcanna@hern-crabtree.co.uk



hern-crabtree.co.uk



87 Pontcanna Street, Pontcanna, Cardiff, CF11

9HS



The property title and lease details (including duration and costs) are provided by the seller and have not been independently verified by Hern and Crabtree. We recommend consulting your legal representative to verify all details before exchanging contracts. All descriptions, measurements, and floor plans are intended as a guide and may not fully represent the property's current condition. Photographs may be edited for marketing purposes. Prospective buyers should verify all details and personally inspect the property. Hern and Crabtree cannot accept responsibility for inaccuracies or discrepancies. We do not test property systems, appliances, or services, and any condition opinions are based on industry experience, not formal surveys. Buyers should seek independent inspections, surveys, and legal advice. Marketing figures, including asking prices, are market appraisals based on available information and market conditions, not formal valuations. Vendors set asking prices, which may differ from valuations for mortgage or survey purposes. Hern and Crabtree is not liable for discrepancies or any losses resulting from sale or purchase withdrawals. By proceeding with a purchase, you confirm you have read and understood this disclaimer.