

# Henke Court

CARDIFF, CF10 4EL

GUIDE PRICE £210,000

Hern & Crabtree



# Henke Court

Offered for sale with no onward chain - Set within the desirable Henke Court development, of Cardiff Bay- 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.

#### **Parking**

One secure allocated underground parking space, accessed via fob entry gates. Visitors parking also available.

#### **Additional Information**

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

#### **Tenure**

Leasehold. 999 years from 2001 with 974 years remaining. £234 annual ground rent. £3,435.28 annual service & maintenance charges. Onsite concierge services Monday-Friday.

#### **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.

Approx Gross Internal Area  
71 sq m / 765 sq ft

**Kitchen Lounge Diner**  
7.50m x 4.93m  
24'7" x 16'2"

**En Suite**  
2.44m x 1.40m  
8'0" x 4'7"

**Bedroom**  
3.30m x 2.91m  
10'10" x 9'7"

**Bedroom**  
2.43m x 3.62m  
8'0" x 11'11"

**Bathroom**  
2.61m x 2.29m  
8'7" x 7'6"

**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.

