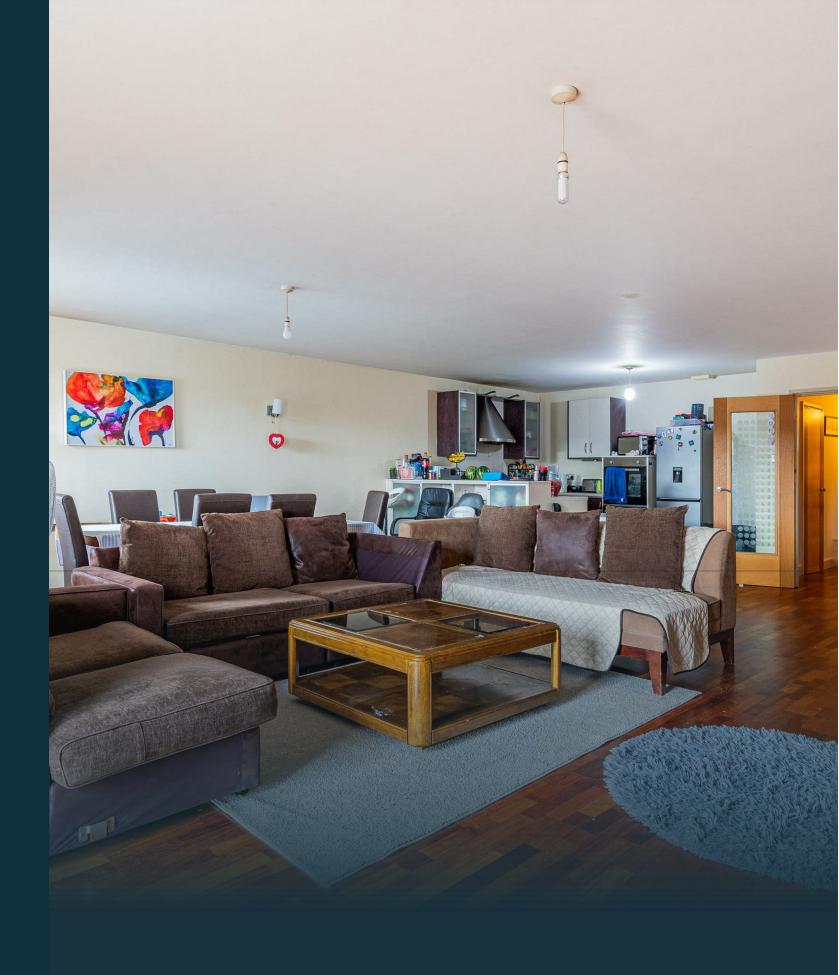
CARDIFF'S HOME FOR

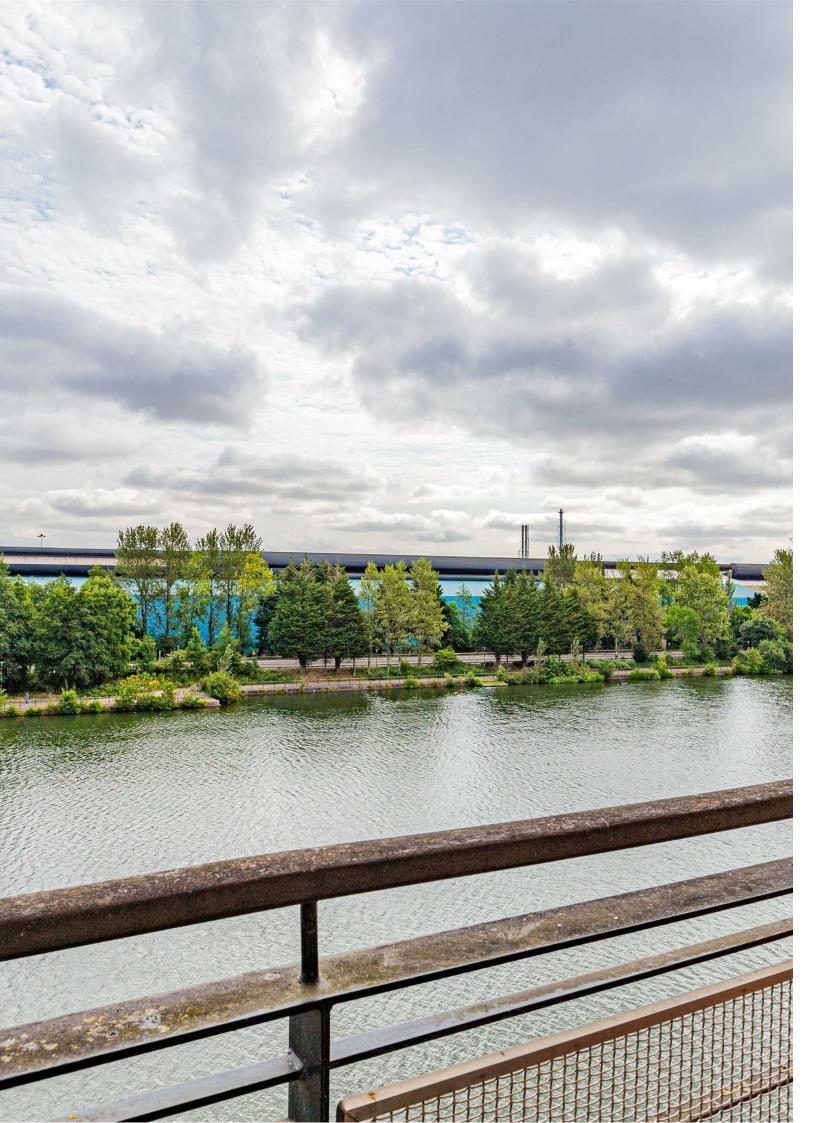
STYLISH SALES

& LETTINGS



HENKE COURT

JeffreyRoss



## HALL

OPEN PLAN KITCHEN / LOUNGE / DINER 7.48 x 9.52 (24'6" x 31'2")

BALCONY

BEDROOM ONE 4m x 4.16m (13'1" x 13'7")

EN-SUITE SHOWER ROOM 2.56m x 1.18m (8'4" x 3'10")

BATHROOM 2.30m x 1.18m (7'6" x 3'10")

BEDROOM TWO 2.54m x 3.50m (8'3" x 11'5")

Allocated parking on site, additional visitor parking

**TENURE**Leasehold, but this is to be confirmed by your solicitor

COUNCIL TAX

Band - F

SERVICE CHARGES £1,661.29 half yearly

GROUND RENT £117 per annum

LEASE DETAILS 999 years from 01.02.2001







## **HENKE COURT**

ATLANTIC WHARF, CF10 4EB -£300,000



One of Cardiff Bays most convenient locations. The property is located in Atlantic Wharf and is situated within walking distance of the City Centre and Mermaid Quay. The apartment is set in 1,226 SQFT of living accommodation making it one of the largest style apartments in this development. The accommodation comprises of large lounge and dining room, modern fitted kitchen; balcony with water views; two double bedrooms (master with ensuite), and family bathroom with shower. The development further benefits concierge; secure parking with ample parking for guests. The property is currently tenanted and can be sold with vacant possession or as a going concern as the tenants have expressed an interest to stay.









**PROPERTY SPECIALIST** Mr Elliott Hooper-Nash Elliott@jeffreyross.co.uk 02920 499680 Director



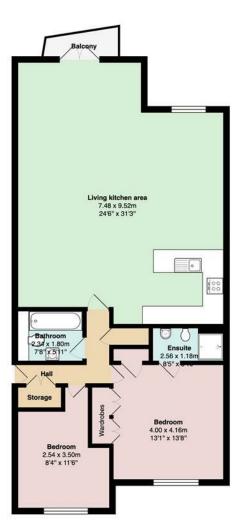






## O Henke Court, Atlantic Wharf, Cardiff Bay





All measurements are approximate and for display purposes only



Energy Efficiency Rating			
		Current	Potential
Very energy efficient - lower running costs			
(92 plus) 🛕			
(81-91) B		77	80
(69-80)		u u	
(55-68)			
(39-54)			
(21-38)			
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales  EU Directive 2002/91/EC			