

CARDIFF'S HOME FOR
STYLISH SALES
& LETTINGS

JeffreyRoss



HENKE COURT
ATLANTIC WHARF



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")

PARKING
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

 2 Bedroom(s)  2 Bathroom(s)  1226.64 sq ft

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

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Director





Henke Court, Atlantic Wharf, Cardiff Bay



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