

CARDIFF'S HOME FOR  
STYLISH SALES  
& LETTINGS

JeffreyRoss



HENKE COURT  
CARDIFF BAY





#### ENTRANCE HALLWAY

#### KITCHEN DINER

7.32m x 4.42m (24'0" x 14'6")

#### BEDROOM ONE

4.04m x 2.39m (13'3" x 7'10")

#### BEDROOM TWO

3.99m x 2.92m (13'1" x 9'7")

#### EN -SUITE

#### BATHROOM

#### PARKING

The property has an allocated under Croft parking spaces. There is visitor parking on the development subject to permits

#### SERVICE CHARGE & GROUND RENT

We have been informed the service charge is in the region of £279 per month, and the ground rent is £240 per year, but this is to be checked and confirmed by your solicitors

#### COUNCIL TAX

Band E

#### SCHOOL CATCHMENT

St Mary the Virgin C.W. Primary School (year 2024-25)  
Fitzalan High School (year 2024-25)

Ysgol Gynradd Gymraeg Hamadryad (year 2024-25)  
Ysgol Gyfun Gymraeg Glantaf (year 2024-25)







## HENKE COURT

CARDIFF BAY, CF10 4EJ - £239,950



2 Bedroom(s)

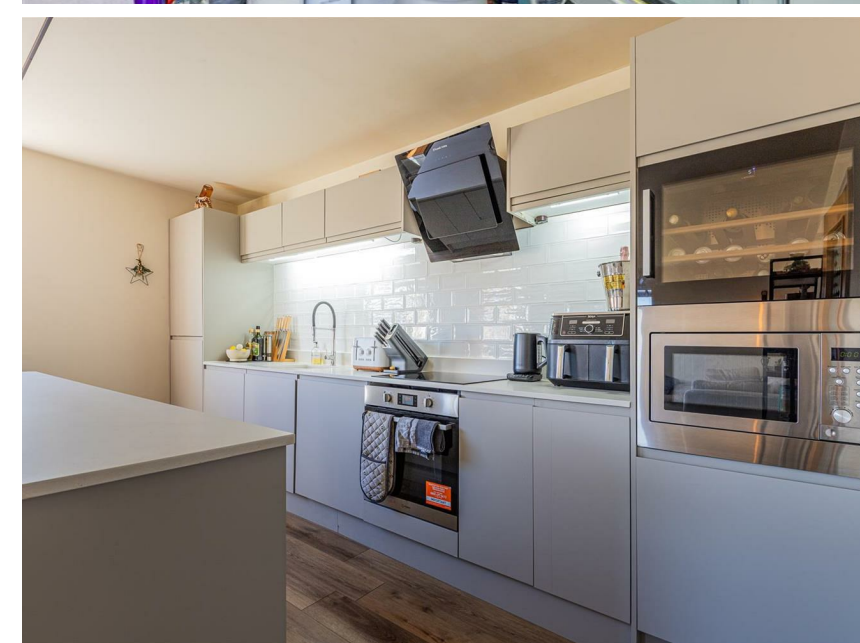


2 Bathroom(s)



774.00 sq ft

NEW TO MARKET is this renovated two bedroom apartment in HENKE COURT. The property offers an entrance hall, two double bedrooms with the main bedroom having built in wardrobes and a newly fitted shower room ensuite. There is also a renovated bathroom and lovely open plan kitchen living space with stunning contemporary fitted kitchen and double doors to "Juliet" balcony. The property also benefits from an allocated under croft parking space. Located on Schooner Way, you are minutes walk to Cardiff centre, as well as Mermaid Quay.

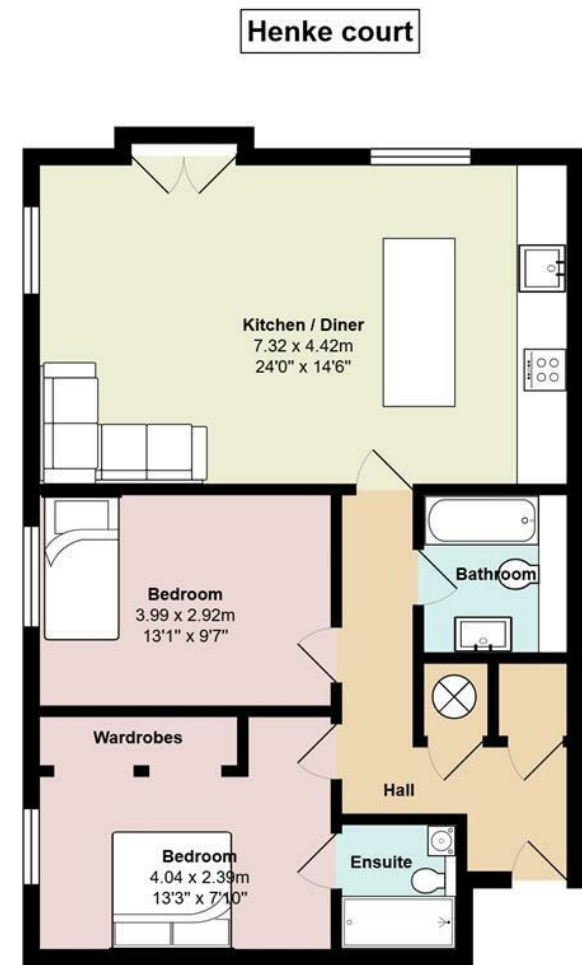


### PROPERTY SPECIALIST

Mr Ramzy Bancroft  
Ramzy@jeffreygross.co.uk  
02920 499680  
Branch manager







Total Area: 78.4 m<sup>2</sup> ... 844 ft<sup>2</sup>  
All measurements are approximate and for display purposes only



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B	81	86
(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	