



www.jeffreygross.co.uk

Henke Court

CARDIFF

VALE

CAERPHILLY

BRISTOL



Henke Court on Lloyd George Avenue is perfectly located as halfway between the vibrant life of Cardiff Bay and the busy and bustling life of the City Center itself. There are local convenience stores within walking distance plus bus and train routes accessible.

Comments by Mr Paul Davies



Property Specialist

Mr Paul Davies

Property Management Co-ordinator

paul.davies@jeffreycross.co.uk



Comments by the Homeowner





Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C		69	78
(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		



Henke Court

, Cardiff, CF10 4EL

£200,000



2 Bedroom(s)



2 Bathroom(s)



731.95 sq ft



Contact our
Penarth Branch

02920415161

For sale with no on going chain and located upon the top floor (4th) is this incredibly spacious flat. Benefitting from a 999 year lease from 2001 plus allocated and visitor parking plus secure entrance. Well placed for walks into Cardiff Bay or into Cardiff City Center. Briefly comprising a communal entrance, hall, impressively spacious lounge with dining and open to a well fitted kitchen - built in oven, hob & hood, there are 2 double bedrooms - the master with built in double wardrobes plus stylish en suite shower room and a modern bathroom completes the accommodation.

Complimented with electric heating and upvc double glazing to include a 'Juliet' balcony.

Viewing recommended to appreciate the size.



Communal Entrance

Access to all flats.

Hall

Spacious hall leading to all rooms, intercom entryphone, generous cloaks cupboard plus airing cupboard - hot water tank.

Lounge Kitchen 24'8" x 12'10" (7.52m x 3.91m)

Impressively spacious room combining the living area with kitchen and dining, engineered wooden flooring, windows at either end plus front window and a door with side glazed panel to a 'Juliet' balcony, TV point, telephone point, kitchen fitted with a good range of wall and base units - laminate worktop and inset stainless steel twin bowl sink with mixer tap, built in oven, hob & hood, space for fridge/freezer, plumbed for washing machine.

Bedroom 1 10'5" x 8'9" (3.18m x 2.67m)

Double bedroom, window to side, built in double wardrobe.

En Suite Shower Room

With tiled enclosure and shower plus wall mounted glass wash hand basin and close coupled wc - concealed cistern, tiled surround, extractor fan, heated towel rail, twin shaver point.

Bedroom 2 11'2" x 9'6" (3.40m x 2.90m)

Double bedroom, window to side.

Bathroom

Stylishly appointed white suite comprising a panel bath with shower over & glass screen, wall mounted wash hand basin and close coupled wc - concealed cistern, tiled surround and tiled floor, window to side, heated white towel rail, extractor fan, twin shaver point.

Outside

Set in communal well tended grounds, allocated parking space plus visitor spaces.

Information

We believe the property is leasehold with a 999 year lease from 1st February 2001 therefore with 974 years remaining. Ground Rent of £234.00 per annum payable in 2 installments of £117.00 - 6 months. Service Charge of £3,034.08 Includes Buildings Insurance and Water Rates
Council Banding - Band E £1,922.19 (2025-2026)



CARDIFF

VALE

CAERPHILLY

BRISTOL

www.jeffreygross.co.uk