



## 158 Henke Court

Cardiff Bay, Cardiff, CF10 4EL

Offers In The Region Of £190,000

HARRIS & BIRT



## NO CHAIN - ATTRACTIVE TWO BED TOP FLOOR APARTMENT

A very well-presented top floor apartment offering a generous open-plan kitchen, living and dining area, that is filled with natural light from every direction. Two well-proportioned double bedrooms, one with double fitted wardrobes and a recently refurbished en-suite and a family bathroom. The heating is all electric, there is one allocated parking space that can be seen from the apartment window and three visitors passes available. Henke Court is ideally located within easy access to the City Centre, and all the restaurants and entertainment venues of Cardiff Bay. The development is very well looked after and there is a concierge there on-site during office hours.



## Accommodation

### Entrance Hall 4'6" x 17'0" (1.37m x 5.18m)

The property is entered via hardwood front door into open entrance hall. Skimmed walls and ceiling. Wood flooring. Pendant ceiling light. One storage cupboard. Doorways into all rooms.

### Kitchen/Living/Dining Room 25'0" x 16'3" (7.62m x 4.95m)

Modern fitted kitchen with a range of wall and base units set under and over a white worksurface with matching upstands and glass splashbacks. Features include; one and a half bowl sink and drainer, Candy eyeline oven and grill, five ring electric Smeg hob with Smeg extractor fan over and pan drawers under. Integral Hoover washing machine and Beko dishwasher behind matching decor panels. Space for a fridge/freezer. Continuation of wood flooring. Skimmed walls and ceilings. Range of pendant ceiling lights and wall lights. Two UPVC double glazed windows to front and one UPVC double glazed window to rear allowing plenty of natural light. Room for both living room furniture and dining table with chairs.

### Bedroom One 11'0" x 12'0" (3.35m x 3.66m)

A good sized double bedroom with UPVC double window to side elevation. Skimmed walls and ceiling. Pendant ceiling light. Two door fitted wardrobe. Fitted carpet. Electric heater. Doorway into;

### En Suite 8'3" x 4'8 (2.51m x 1.42m)

Three piece suite in comprising; walk in shower cubicle with mains connected shower and rainfall shower head fitment, low level hidden cistern WC

and wall hung sink with fitted cupboards under. Marble effect fully tiled walls and further skimmed ceiling. Inset LED spotlighting. Extractor fan. Shaving point. Chrome heated towel rail.

### Bedroom Two 8'10" x 12'2" (2.69m x 3.71m)

Another good sized double bedroom with UPVC double glazed window to side elevation. Skimmed walls and ceiling. Carpet flooring. Pendant ceiling light. Electric Heater.

### Bathroom 8'10" x 7'9" (2.69m x 2.36m)

Three piece suite in white comprising free-standing bath with separate shower head fitment and PVC splashbacks, low level WC and wall hung wash hand basin. Further skimmed walls and skimmed ceiling. LED spotlighting. Heated towel rail. Extractor fan. Tiled floor.

## Services

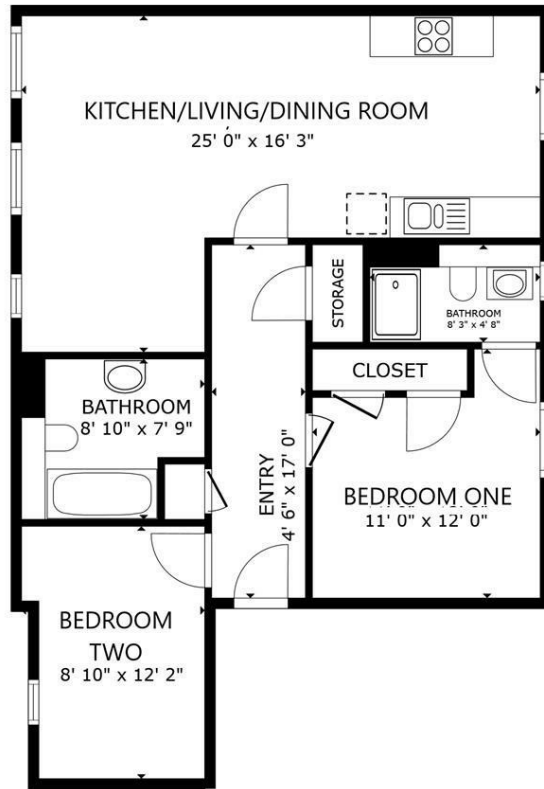
Mains connected electricity, water and drainage.

## Leasehold Information

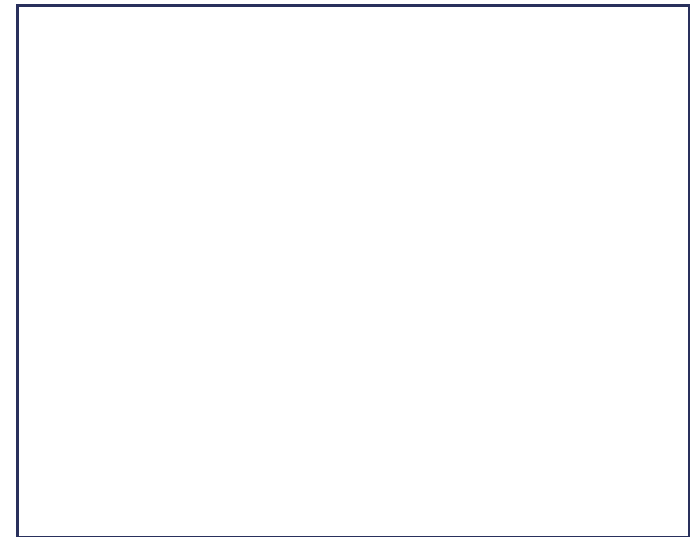
Service charge is £3062 per annum and ground rent of £234 per annum payable in two payments six months apart inclusive of water rates. Remaining years on lease 975 . There is one parking space with the property and you have three visitors badges.







GROSS INTERNAL AREA  
FLOOR PLAN 772 sq.ft.  
TOTAL : 772 sq.ft.  
SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



# HARRIS & BIRT

Chartered Surveyors, Land and Estate Agents

Cowbridge

Cardiff

65 High Street, Cowbridge, CF71 7AF

359 Caerphilly Road, Cardiff, CF14 4QF

01446 771777 cowbridge@harrisbirt.co.uk

02920 614411 cardiff@harrisbirt.co.uk

[harrisbirt.co.uk](http://harrisbirt.co.uk)

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

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	



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