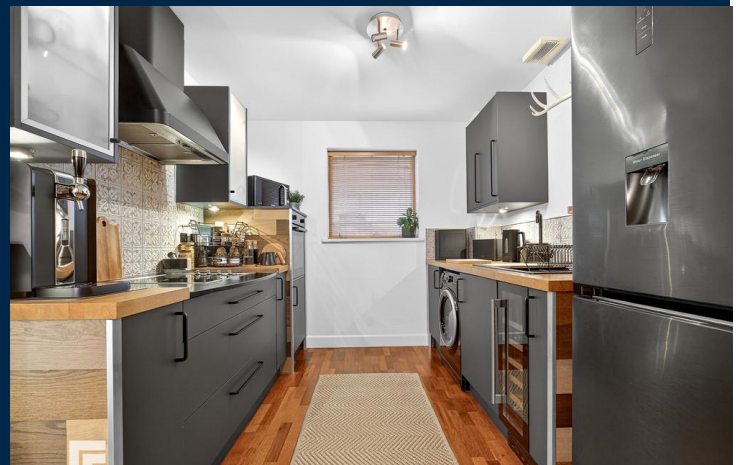




HENKE COURT
ATLANTIC WHARF
CARDIFF CF10 4EG

OFFERS IN EXCESS OF
£159,950



ONE BEDROOM APARTMENT



1



1



1



1

****IDEAL FIRST TIME PURCHASE***

IMMACULATELY PRESENTED** MGY are pleased to present for sale an immaculate one bedroom, top floor apartment, in the extremely popular Henke Court development. Conveniently situated within walking distance to both Cardiff Bay and the City Centre. The modern accommodation comprises entrance hall, open plan lounge/diner/kitchen, bedroom and main bathroom. The property further benefits from secure entry intercom system, double glazing throughout, onsite concierge, an allocated parking space and visitor parking. Viewing highly recommended.

LOCATION

Henke Court is a quiet development in a fantastic location, of Atlantic Wharf. The apartment is located within walking distance to Cardiff City Centre and Mermaid Quays popular attractions, including The Wales Millennium Centre. It is situated within close proximity to a variety of bars, restaurants, coffee shops, Everyman cinema and water sports/activities. The property is within walking distance to The Red Dragon Centre. Beautiful cycle and walking paths to Cardiff Bay Barrage and its spectacular views across Cardiff Bay and Mermaid Quay.

ENTRANCE HALL

Entered via front door leading from communal hallway. Wood flooring. Doors leading to all rooms and storage cupboard.

LOUNGE/DINER

14' 3" x 14' 2" (4.35m x 4.34m)
Continuation of wood flooring. Two double glazed windows to front. Pendant light fittings with additional wall lighting. TV and telephone point. Power points. Wall mounted electric heaters. Open plan to kitchen.

KITCHEN

9' 10" x 8' 9" (3.02m x 2.69m)
Double glazed window to rear. Wood flooring. Modern fitted kitchen with a range of wall, base and drawer units with worktops over incorporating composite sink and drainer with mixer tap over and four ring electric hob with extractor above. Ample storage. Integrated wine cooler and oven. Space for fridge freezer and washing machine. Tiled splashbacks. Plinth heater. Extractor fan.

TENURE: LEASEHOLD

COUNCIL TAX BAND: D

FLOOR AREA APPROX: 549 SQ FT

VIEWING: STRICTLY BY APPOINTMENT

BEDROOM

11' 1" x 9' 10" (3.38m x 3.01m)
Double glazed windows to side aspect. Carpet to floor. Impressive feature wall. Wall mounted electric heater. Two built in double wardrobes. Power points. Pendant light fitting.

BATHROOM

8' 7" x 10' 2" (2.64m x 3.11m)
Modernised bathroom. Double glazed window to front aspect. Tiled wood effect flooring. Luxury tiled feature walls. White three-piece-suite comprising W.C, vanity enclosed wash hand basin with storage beneath and mixer tap over, and panelled bath with glass shower screen and hot and cold tap over. Spotlights. Extractor fan. Heated towel rail. Built in airing cupboard, housing hot water tank and with storage space.

FACILITIES

Onsite concierge.

PARKING

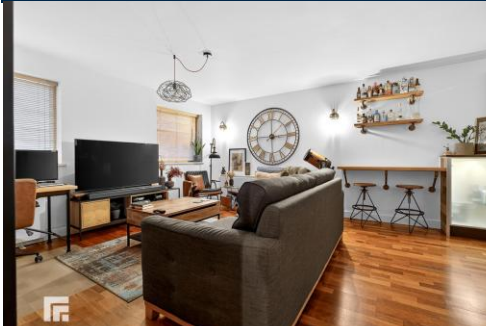
One allocated parking space. Ample visitor parking, with two visitor permits.

TENURE

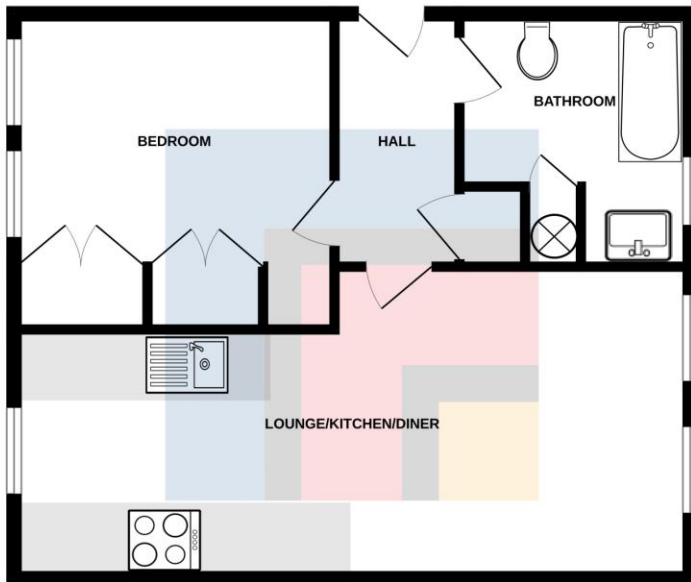
MGY are advised that the property is leasehold, with a term of 999 years from 2001. Service charges of £2,345.14 per annum, which includes water rates, building insurance, security entry intercom system, onsite concierge, CCTV, maintenance of internal and external communal areas, regular cleaning and refuse disposal, an allocated parking space, ample visitor parking and parking management. Ground rent £156 per annum.



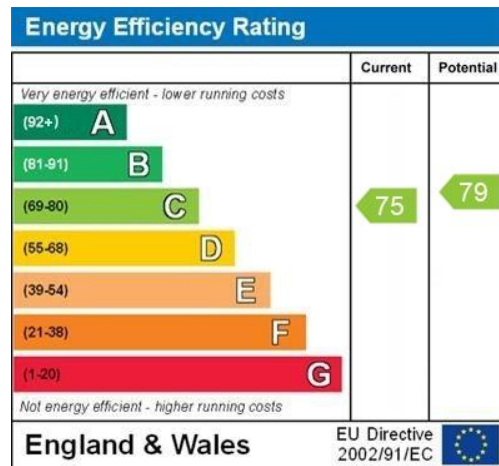
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Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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CARDIFF 029 2046 5466

13 Mount Stuart Square, Cardiff Bay, Cardiff,
South Glamorgan, CF10 5EE



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