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CARDIFF VALE CAERPHILLY BRISTOL



*Henke Court*  
ATLANTIC WHARF



Prime Bay side location with two bedroom, en-suite and parking.

Comments by Mrs Amanda Trinder



**Property Specialist**  
**Mrs Amanda Trinder**  
Senior valuer

[amanda@jeffreycross.co.uk](mailto:amanda@jeffreycross.co.uk)



A spacious 2 bed apartment with balcony and stunning water views.

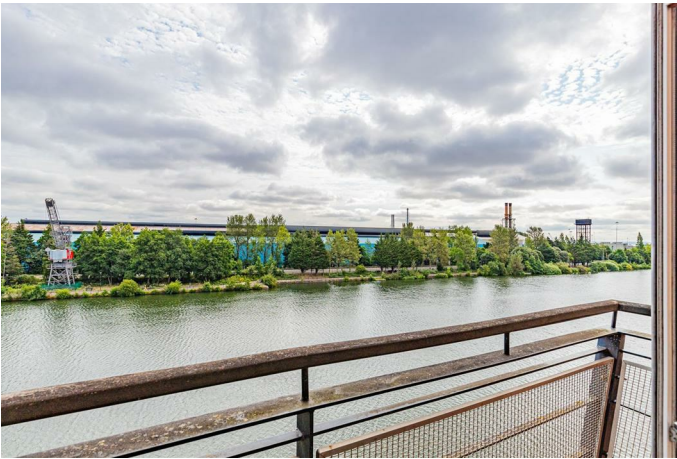
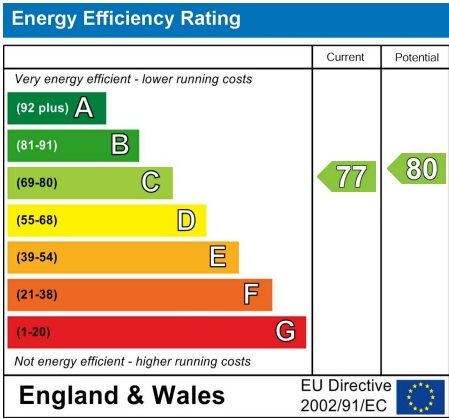
Comments by the Homeowner



All measurements are approximate and for display purposes only



|                                                                    |                                            |
|--------------------------------------------------------------------|--------------------------------------------|
| Hall                                                               | Service Charges<br>£1,661.29 half yearly   |
| Open plan kitchen / Lounge / Diner 24'6" x 31'2" (7.48 x 9.52)     | Ground Rent<br>£117 per annum              |
| Balcony                                                            | Lease details<br>999 years from 01.02.2001 |
| Bedroom One 13'1" x 13'7" (4m x 4.16m)                             |                                            |
| En-suite shower room 8'4" x 3'10" (2.56m x 1.18m)                  |                                            |
| Bathroom 7'6" x 3'10" (2.30m x 1.18m)                              |                                            |
| Bedroom Two 8'3" x 11'5" (2.54m x 3.50m)                           |                                            |
| Parking<br>Allocated parking on site, additional visitor parking   |                                            |
| Tenure<br>Leasehold, but this is to be confirmed by your solicitor |                                            |
| Council tax<br>Band - F                                            |                                            |



# Henke Court

Atlantic Wharf, Cardiff Bay, CF10 4EB

Offers Over

£270,000

2 Bedroom(s)

2 Bathroom(s)

1226.64 sq ft

Contact our

**Penylan Branch**

02920 499680

\*\*\*\* Offers Over £270k \*\*\*\* 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.



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