



Henke Court,
Cardiff Bay, Cardiff,
CF10 4EJ



Asking Price
£200,000

2 Bedrooms
Flat - First Floor

A spacious two double bedroom first floor apartment forming part of the popular Henke Court development, conveniently positioned for Cardiff Bay and the city centre. The property offers a generous open-plan kitchen, dining and living area, principal bedroom with en-suite, further second bedroom, family bathroom and allocated undercroft parking.

Offered for sale with vacant possession and no ongoing chain.



Henke Court is conveniently located within Cardiff Bay, close to the waterfront, city centre and a wide range of shops, restaurants, cafés and leisure facilities. Cardiff Bay railway station is also within easy reach, providing convenient access into the city centre

ACCOMMODATION

COMMUNAL ENTRANCE

Accessed via a secure intercom entry system with stairs leading to the first floor

ENTRANCE HALLWAY

Entered via a solid entrance door. Useful built-in storage cupboard together with a separate airing cupboard housing the hot water cylinder. Doors provide access to both bedrooms, bathroom and the main living accommodation



Features

- Spacious first floor apartment
- Two double bedrooms
- Principal bedroom with fitted wardrobes and en-suite
- Large open-plan kitchen, dining and living room
- Juliet balcony
- Separate family bathroom
- Allocated undercroft parking space
- Cardiff Bay train Station approx a 10 minute walk away
- Vacant possession with no ongoing chain





OPEN PLAN KITCHEN / DINING / LIVING ROOM

24'0" x 14'4"

A generous open-plan living space enjoying a dual aspect with double glazed windows to the front and side, together with double glazed doors opening to a Juliet balcony. Solid oak flooring to the living and dining area and wall-mounted electric storage heater.

The kitchen area has cushion flooring and is fitted with a range of wall and base units with complementary work surfaces. Inset one-and-a-half bowl stainless steel sink and drainer with chrome mixer tap. Inset electric hob with extractor hood over, fitted electric oven, integrated dishwasher and plumbing for washing machine.

BEDROOM ONE

12'10" x 11'3"

A generous principal double bedroom with wood flooring, double glazed window to the side and wall-mounted electric storage heater. Two fitted double wardrobes. Door to en suite shower room.

EN-SUITE SHOWER ROOM

Fitted with a white suite comprising low-level WC, contemporary wall-mounted wash hand basin with chrome mixer tap and shower enclosure with glazed door and mixer shower. Fully tiled walls, tiled flooring and chrome electric heated towel rail.

BEDROOM TWO

12'10" x 11'3"

A second double bedroom with oak flooring, double glazed window to the side and wall-mounted electric storage heater

FAMILY BATHROOM

7'2" x 6'6"

Fitted with a white suite comprising low-level WC, wall-mounted wash hand basin with chrome mixer tap and panelled bath with chrome mixer taps and shower attachment. Tiled walls around the bath area and wall-mounted heated towel rail.

OUTSIDE

The apartment benefits from one allocated parking space within the undercroft car park. Additional visitor parking spaces are available within the development.



2 BEDROOMS



2 BATHROOMS



1 RECEPTION ROOMS



ENERGY RATING: C

Information

- Postcode: CF10 4EJ
- Tenure: Freehold
- Council Tax Band: E
- Floor Area: 811.10 sq ft
- Current EPC Rating: C
- Potential EPC Rating: C

TENURE

Leasehold.

Lease Term: 977 years, to be confirmed by solicitors.

SERVICE CHARGE

£276.46 pcm to be confirmed by solicitors

GROUND RENT:

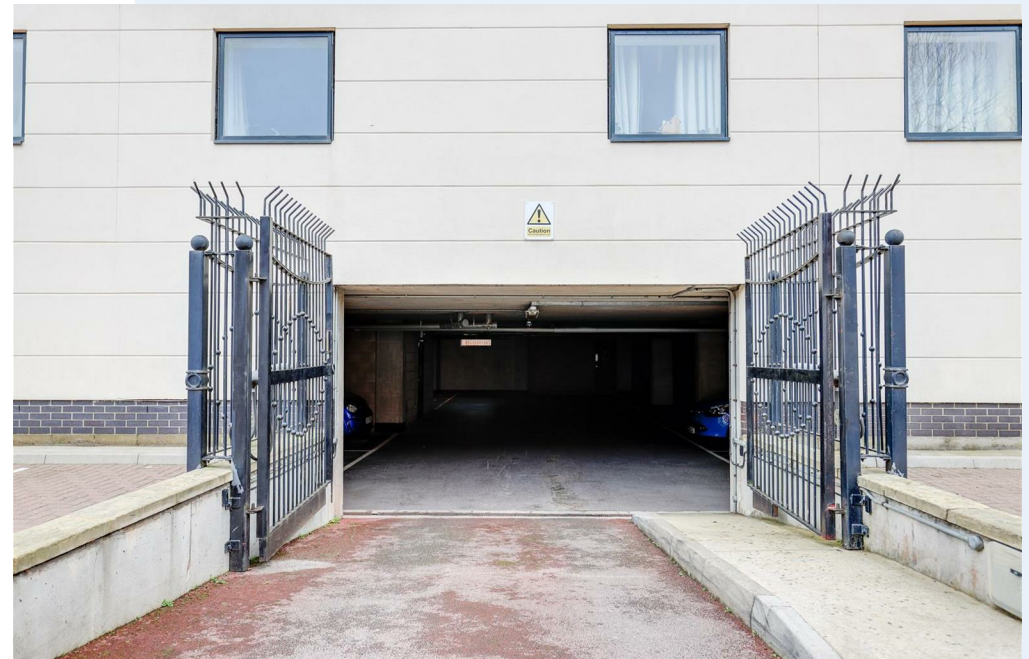
£117 every 6 months to be confirmed by solicitors

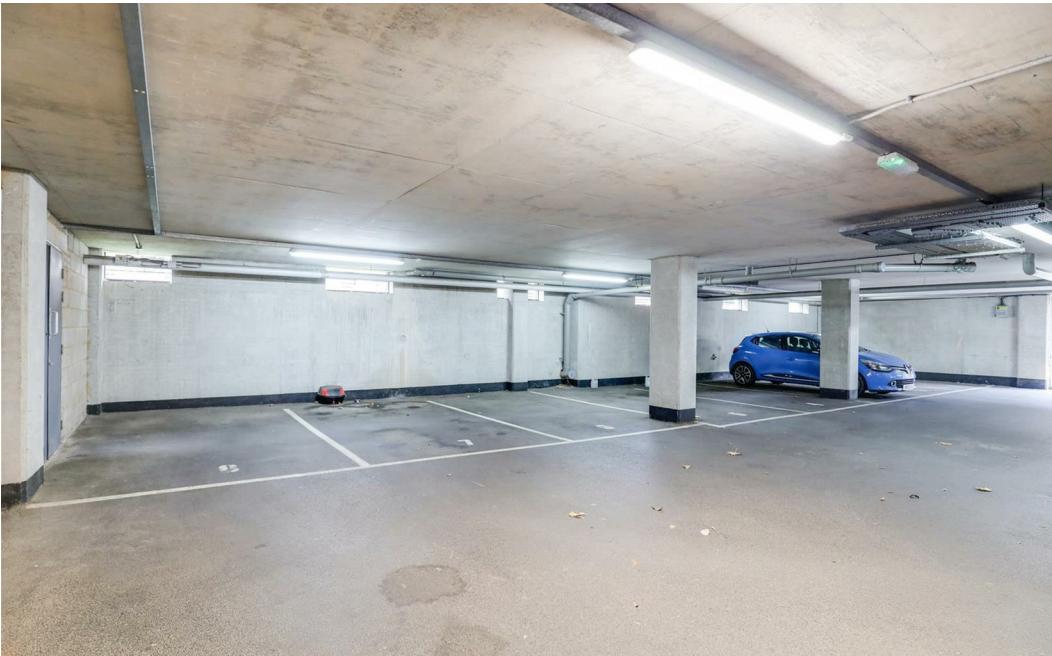
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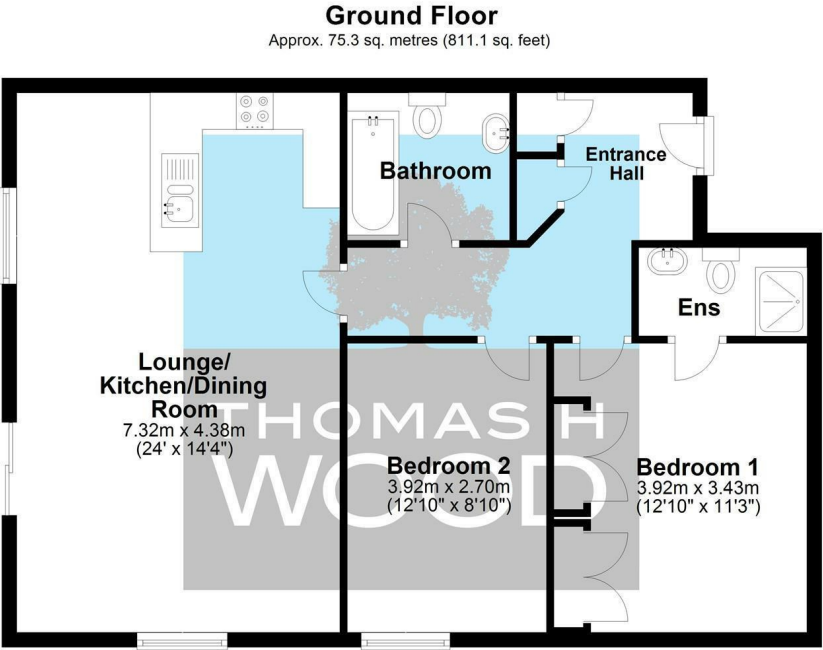
E

EPC

C







Total area: approx. 75.3 sq. metres (811.1 sq. feet)

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

Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements



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