

Asking Price
£189,950

Henke Court,
Cardiff Bay, Cardiff,
CF10 4EJ

THOMAS H WOOD

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: Leasehold
- 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

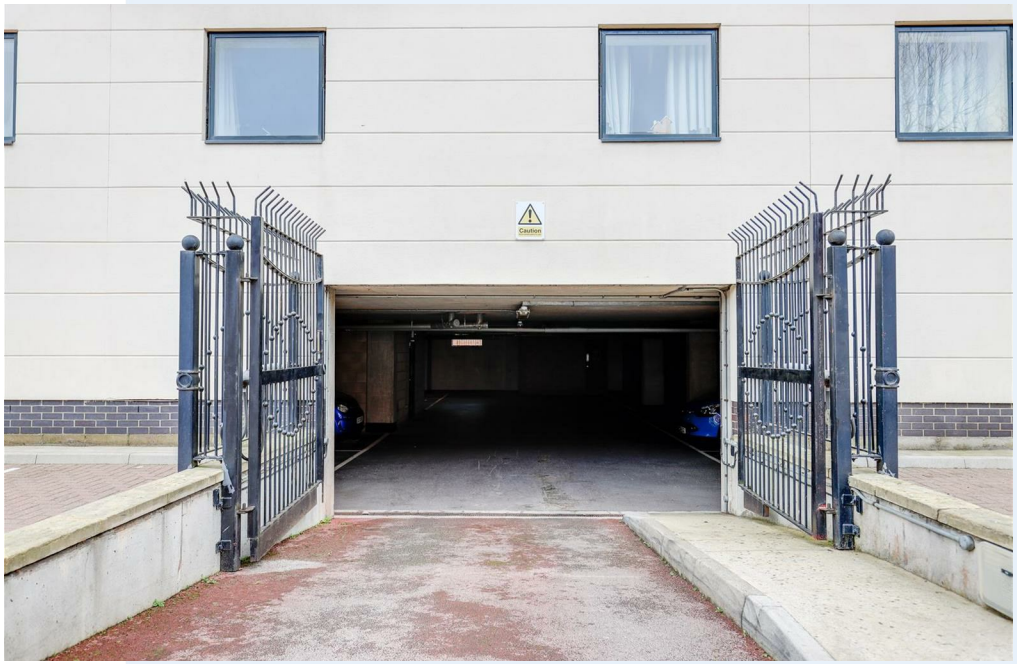
GROUND RENT:
£117 every 6 months to be confirmed by solicitors

COUNCIL TAX:
E

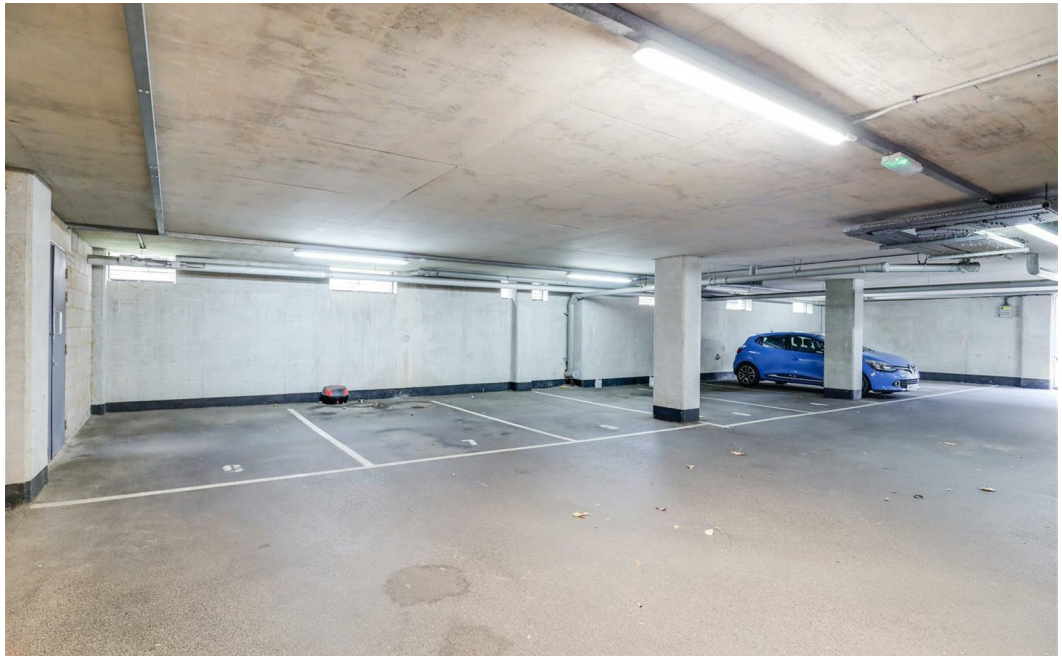
EPC
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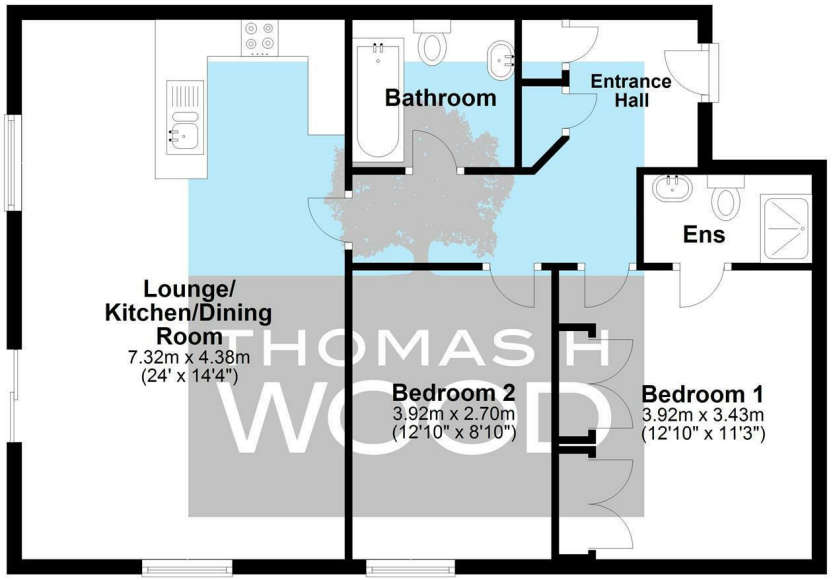




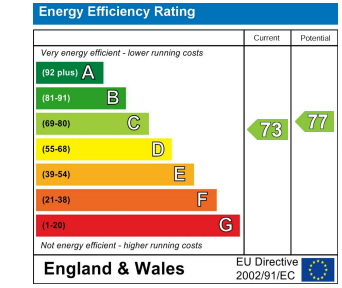


Ground Floor

Approx. 75.3 sq. metres (811.1 sq. feet)

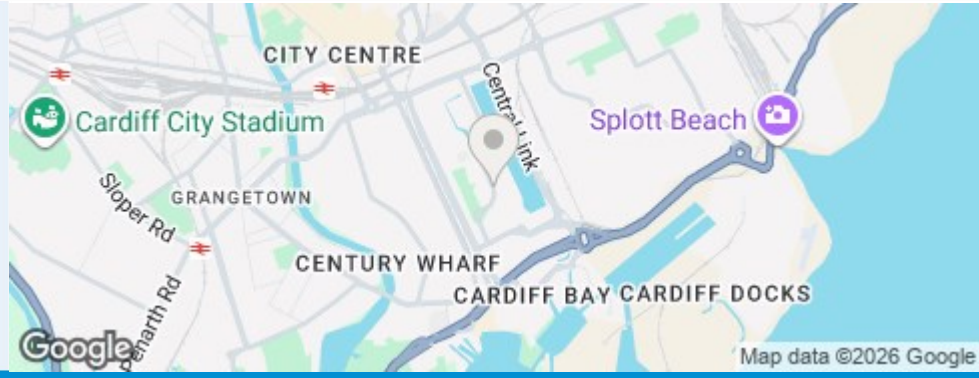


Total area: approx. 75.3 sq. metres (811.1 sq. feet)



Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate are 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

Thomas H Wood



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