

Henke Court

CARDIFF, CF10 4EL

GUIDE PRICE £210,000

**Hern &
Crabtree**



Henke Court

Beautifully presented top floor two double bedroom apartment in Henke Court.

The apartment immediately impresses with its sense of light and space, centred around a generous open-plan kitchen, living and dining area. This is a welcoming room designed for modern living – equally suited to relaxed evenings at home or entertaining friends. The kitchen is well appointed and flows effortlessly into the living space, creating a sociable and comfortable environment.

There are two well-proportioned bedrooms, both offering calm and restful retreats. The principal bedroom benefits from the added convenience of an en suite shower room, while a contemporary family bathroom serves the remainder of the apartment, finished with practicality and comfort in mind.

Further advantages include an allocated undercroft parking space, providing secure and convenient off-street parking – a valuable asset in this sought-after location.

Henke Court enjoys a prime position with excellent access to a wide range of local amenities, including shops, cafés, restaurants and green spaces, all within easy reach. Cardiff city centre is close at hand, offering a vibrant mix of culture, history and leisure, making this an ideal home for professionals, investors or those seeking a smart city base.



Approx 807.00 sq ft

Council Tax Band: E

Hallway

The property is entered from the communal hallway into the inner hallway. Wooden laminate flooring. Two built-in storage cupboards, one housing the hot water tank.

Kitchen/Lounge/Diner

Kitchen

Wall and base units with worktops over. Stainless steel one and half bowl sink with mixer tap. Integrated four ring electric hob with splashback and cooker hood over. Integrated oven. Space for fridge freezer. Integrated washing machine. Integrated dishwasher. Wooden laminate flooring.

Lounge

Double glazed doors leading to the balcony. Double glazed window. Wooden laminate flooring. Two electric radiators.

Dining area

Double glazed doors to a Juliette balcony. Wooden laminate flooring. Two electric radiators.

Bedroom One

Double glazed window. Two sets of built in double wardrobes. Wooden laminate flooring. Electric radiator. Door leading to the en-suite shower room.

En Suite

A three piece suite comprising: Shower quadrant with mains pressure shower, W/C and wash hand basin with wall hung mixer tap. Walls are part tiled. Tiled flooring. Fitted shelving. Shaver point. Heated towel rail. Extractor fan.

Bedroom Two

A second double bedroom. Double glazed window. Wooden laminate flooring. Electric radiator.

Bathroom

W/C and wash hand basin. Bath with mixer tap. Part tiled walls. Tiled flooring. Heated towel rail. Shaver point. Extractor fan.

Balcony

Wrought iron balustrade. Timber flooring.

Parking

One secure allocated underground parking space,

accessed via fob entry gates. Visitors parking also available.

Tenure

Leasehold. 999 years from 2001 with 974 years remaining. £234 annual ground rent. £3,435.28 annual service & maintenance charges. Onsite concierge services Monday-Friday.

Additional Information

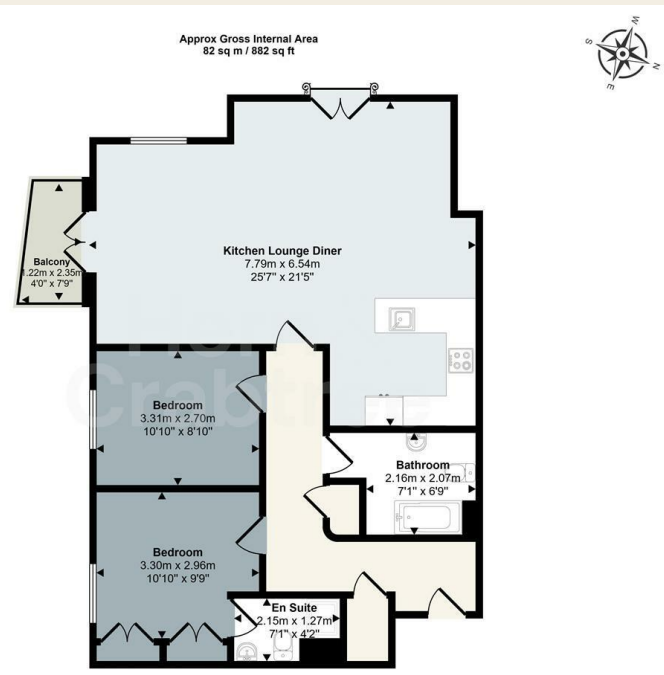
Council Tax Band E (Cardiff). EPC rating C.

Disclaimer

Disclaimer: Property details are provided by the seller and not independently verified. Buyers should always seek their own legal and survey advice prior to exchange of contracts. Descriptions, measurements and images are for guidance only. Some images may have been digitally edited to remove personal items and reduce visual clutter, to help illustrate the space and layout more clearly. Please note that rooms may appear differently in person. Marketing prices are appraisals, not formal valuations. Lease information, including duration and costs have been provided by the seller and have not been verified by H&C. Hern & Crabtree accepts no liability for inaccuracies or related decisions that may result in financial loss. We recommend you seek advice from your legal conveyancer to ensure accuracy. Please note: Buyers are required to pay a non-refundable AML administration fee of £24 inc VAT, per buyer after their offer is accepted to proceed with the sale. Details can be found on our website.



Good old-fashioned service with a modern way of thinking.



Floorplan

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	74	79
(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



Hern & Crabtree

02920 228135 pontcanna@hern-crabtree.co.uk hern-crabtree.co.uk 87 Pontcanna Street, Pontcanna, Cardiff, CF11 9HS

The property title and lease details (including duration and costs) are provided by the seller and have not been independently verified by Hern and Crabtree. We recommend consulting your legal representative to verify all details before exchanging contracts. All descriptions, measurements, and floor plans are intended as a guide and may not fully represent the property's current condition. Photographs may be edited for marketing purposes. Prospective buyers should verify all details and personally inspect the property. Hern and Crabtree cannot accept responsibility for inaccuracies or discrepancies. We do not test property systems, appliances, or services, and any condition opinions are based on industry experience, not formal surveys. Buyers should seek independent inspections, surveys, and legal advice. Marketing figures, including asking prices, are market appraisals based on available information and market conditions, not formal valuations. Vendors set asking prices, which may differ from valuations for mortgage or survey purposes. Hern and Crabtree is not liable for discrepancies or any losses resulting from sale or purchase withdrawals. By proceeding with a purchase, you confirm you have read and understood this disclaimer.