Henke Court

CARDIFF, CF10 4EL

GUIDE PRICE £210,000

Hern & Crabtree

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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.

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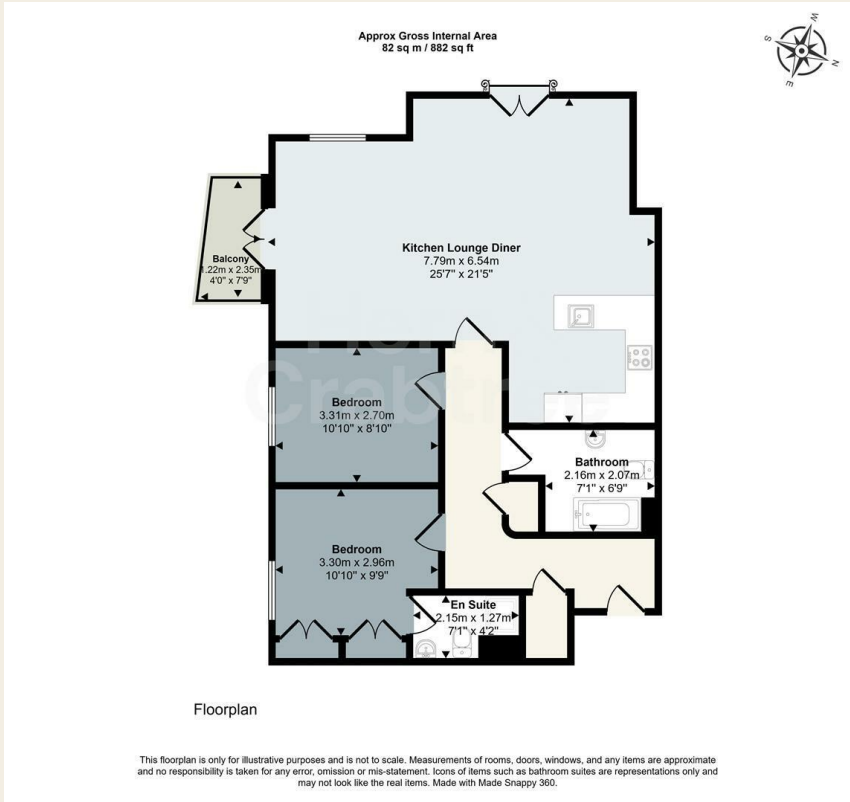

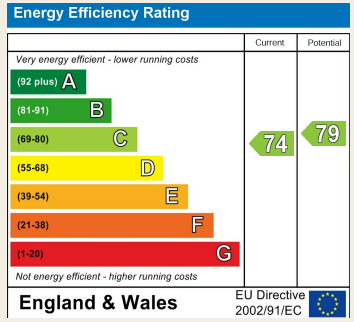

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