

Henke Court

CARDIFF BAY, CF10 4EB

**Hern &
Crabtree**



Exceptionally Rare Water View Duplex Penthouse – Henke Court, Cardiff Bay

A unique opportunity to acquire a beautifully upgraded three double bedroom, duplex penthouse offering approximately 1,931 sq ft of internal space, plus around 330 sq ft of private terraces with stunning city and water views throughout.

Set over two floors of the prestigious Henke Court development, this spacious home is ideally located just a 12-minute walk from Mermaid Quay and 17 minutes from Cardiff City Centre.

The property features a 24ft open plan living room with good size dining space with glazed doors opening onto a large water-facing terrace, a contemporary open-plan re-fitted kitchen, and a 21ft principal bedroom with private balcony, water views, and a luxury bathroom en-suite. There are two further double bedrooms, one of which also benefits from a stylish en-suite shower



Entrance

Communal entrance with security entrance telephone system. Lift access to the upper floors. This stunning pent house offers a private landing area accessed from the lift with access to:

Inner hallway

The property is entered from the communal hallway to the spacious inner hallway. Feature wood flooring. Electric radiator. Security intercom system. Glass panelled door to the rear of the hallway which offers a contemporary style staircase rising to the first floor. Space for storage cupboards and hanging space for coats.

Utility room

A useful room offering wall and base units with cupboards and complementary worktop. Plumbing for washer/ dryer. Smooth plastered ceiling. Continuation of wood flooring.

Bathroom

A useful, contemporary style guest bathroom. The bathroom comprises of a three piece suite in white including: panelled bath with electric shower over, wash hand basin with vanity unit and close coupled WC. Smooth plastered ceiling. Extractor. Spotlights to the ceiling. Heated towel radiator. Walls are part tiled. Feature flooring.

Bedroom one

A beautifully presented master bedroom suite with a bespoke arch window. Double glazed, double opening french doors provide access to a lovely balcony. Smooth plastered ceiling. Two ceiling light points. Feature wood flooring. Electric heaters. Built in triple wardrobes with hanging rails and shelving offering excellent storage facilities.

En suite bathroom

A luxurious and contemporary en suite bathroom offering a four piece suite in white comprising: free standing bath tub with free standing mixer tap, walk in double shower cubicle with glass screen and tray, twin sink, vanity unit with mixer taps and storage beneath and low level WC. Smooth plastered ceiling. Spotlights to the ceiling. Twin vanity mirrors with additional lighting. Extractor. Walls are part tiled. Underfloor heating.

Bedroom two

A beautifully presented king size bedroom with feature wooden flooring. Double glazed window. Smooth plastered ceiling. Built in wardrobes providing generous storage. Electric heater. Door to:

En suite shower room

A stylish guest en suite, well designed with a three piece suite comprising: shower cubicle with screen and tray, washhand basin and WC. Heated towel radiator. Electric shaving point. Extractor. Smooth plastered ceiling. Walls are part tiled. Feature flooring.

Bedroom three

A good size third double bedroom. Smooth plastered ceiling. Double glazed window. Feature flooring. Electric radiator.

First floor landing

Staircase rising up from the ground floor invites access to a superb, light and spacious open plan lounge/ dining area with off set kitchen and office space and generous walk in storage cupboard.

Open plan living room/ dining room

A generous open plan style space, perfect for families and entertaining. Double opening french doors lead out on to a larger than average balcony. Additional large picture windows provide plenty of light and wonderful views over Cardiff bay. Stylish wooden flooring. Ample space for lounge furniture and space for family size dining table and chairs. Smooth plastered ceiling. Spotlights to the ceiling. Ceiling light points. Open plan to the kitchen and office areas.

Balcony

A large balcony accessed from both the lounge/ dining room accessed from two sets of double glazed french doors/

The balcony is paved, has outside lighting and contemporary style balustrades. Offering waterfront & city views, this is a wonderful space to relax.

Kitchen area

A contemporary style, bespoke - handmade kitchen, well designed and offering ample storage facilities with cupboards, drawers and a focal point being the kitchen island. inset sink unit with Quooker tap. Integrated eye level oven and grill. Recess ideal for fridge freezer. Integrated dishwasher. Space for American style fridge freezer with plumbed water. The kitchen units are hand painted ted and colours can be changed at any time.

Study

A versatile additional room situated in a corner of the open plan living space, Electric radiator. Feature flooring. Smooth plastered ceiling. Feature glass blocks to two sides, offering additional light.

Storage room

A walk in storage room with electric points. The current owner is using this room as a pantry style space with fridge freezer (not included) and free standing shelving units (subject to negotiation). Lighting.

Outside & parking

The property benefits from an undercroft parking space and four visitor parking permits.

Lease information

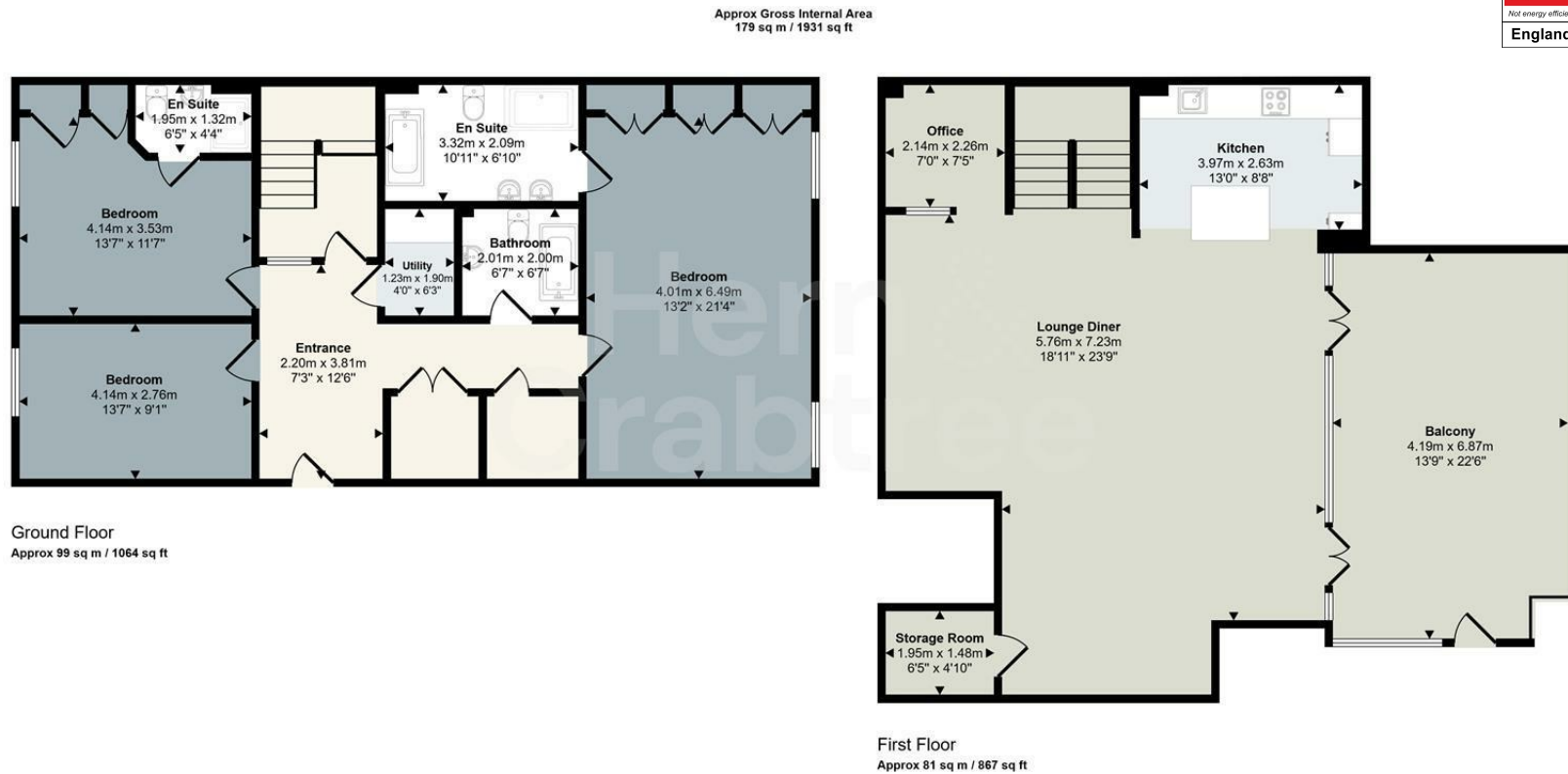
Disclaimer

Property details are provided by the seller and not independently verified. Buyers should seek their own legal and survey advice. Descriptions, measurements and images are for guidance only. Marketing prices are appraisals, not formal valuations. Hern & Crabtree accepts no liability for inaccuracies or related decisions.

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.







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

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.

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



**Hern &
Crabtree**

02920 228135 pontcanna@hern-crabtree.co.uk

hern-crabtree.co.uk 87 Pontcanna Street, Pontcanna, Cardiff, CF11 9HS



IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.