

# Henke Court

CARDIFF, CF10 4EL

GUIDE PRICE £185,000

Hern &  
Crabtree



# Henke Court

Offered for sale with no onward chain - Set within the desirable Henke Court development, of Cardiff Bay-

This well-presented two-bedroom apartment offers thoughtfully arranged accommodation ideally suited to modern living.

The property is accessed via a welcoming entrance hallway which leads through to an open-plan kitchen, lounge and dining area, forming a comfortable and versatile living space. Well-proportioned and naturally inviting, this central hub is ideal for both everyday living and entertaining.

There are two double bedrooms, each providing a calm and restful environment. The principal bedroom benefits from the convenience of an en suite shower room, while a separate, well-appointed bathroom serves the second bedroom and guests.

Henke Court occupies a highly sought-after location in Cardiff, with a wide range of local amenities close at hand, including shops, cafés, restaurants and green spaces. Excellent transport links offer easy access to the city centre, Cardiff Bay and surrounding areas, making the property well suited to professionals, downsizers or those seeking an investment.



**Approx 765.00 sq ft**

**Council Tax Band: D**

#### Hallway

Enter from the communal hallway. Wooden laminate flooring. Two fitted storage cupboards, one with hot water tank.

#### Kitchen/ Lounge/ Diner

A contemporary open plan style room, offering a wonderful space for entertaining.

Four double glazed windows. Wood laminate flooring. Two electric radiators. Media points.

The kitchen is laid with matching wall and base units with worktops over and upstands. Integrated four ring electric hob with splashback and cooker hood over. Integrated oven. Stainless steel one and half bowl sink with mixer tap. Space for fridge freezer.

#### Bedroom One

Double glazed window. Electric radiator. Fitted wardrobes. Door leading to:

#### En Suite

Double glazed window. W/C and wash hand basin. Vanity unit. Shower quadrant with fitted shower and glass sliding door. Tiled walls. Tiled flooring. Heated towel rail. Extractor fan. Shaver point.

#### Bedroom Two

Double glazed window. Electric radiator.

#### Bathroom

Double glazed window. W/C and wash hand basin. Bath with mixer tap and wet wall panelling. Tiled flooring. Heated towel rail. Shaver point.

#### Parking

One secure allocated underground parking space, accessed via fob entry gates. Visitors parking also available.

#### Additional Information

Council Tax Band D (Cardiff). EPC rating B.

#### Tenure

Leasehold. 999 years from 2001 with 974 years remaining.

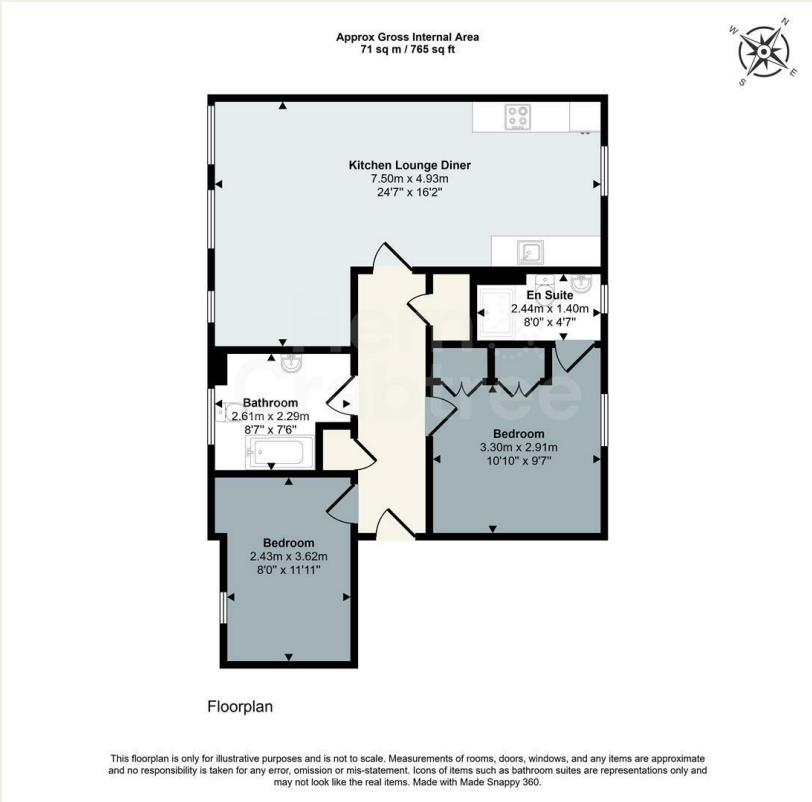
£234 annual ground rent. £3,435.28 annual service & maintenance charges. Onsite concierge services Monday-Friday.

#### 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.



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| Energy Efficiency Rating                    |         |                            |
|---------------------------------------------|---------|----------------------------|
|                                             | Current | Potential                  |
| Very energy efficient - lower running costs |         |                            |
| (92 plus) <b>A</b>                          |         |                            |
| (81-91) <b>B</b>                            |         |                            |
| (69-80) <b>C</b>                            |         |                            |
| (55-68) <b>D</b>                            |         |                            |
| (39-54) <b>E</b>                            |         |                            |
| (21-38) <b>F</b>                            |         |                            |
| (1-20) <b>G</b>                             |         |                            |
| Not energy efficient - higher running costs |         |                            |
| <b>England &amp; Wales</b>                  |         | EU Directive<br>2002/91/EC |

