

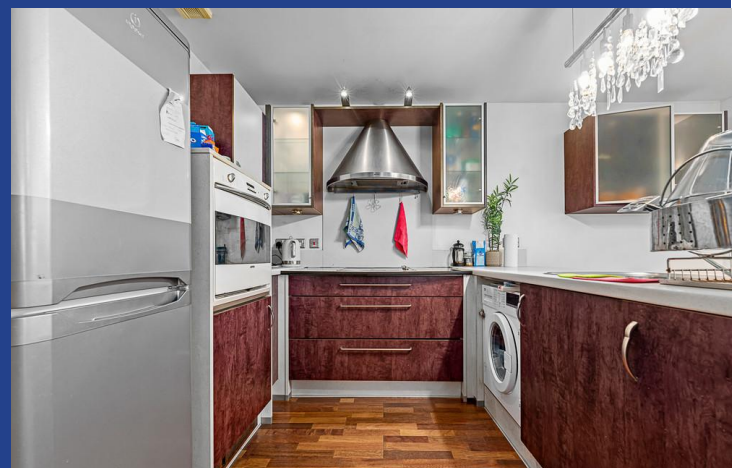
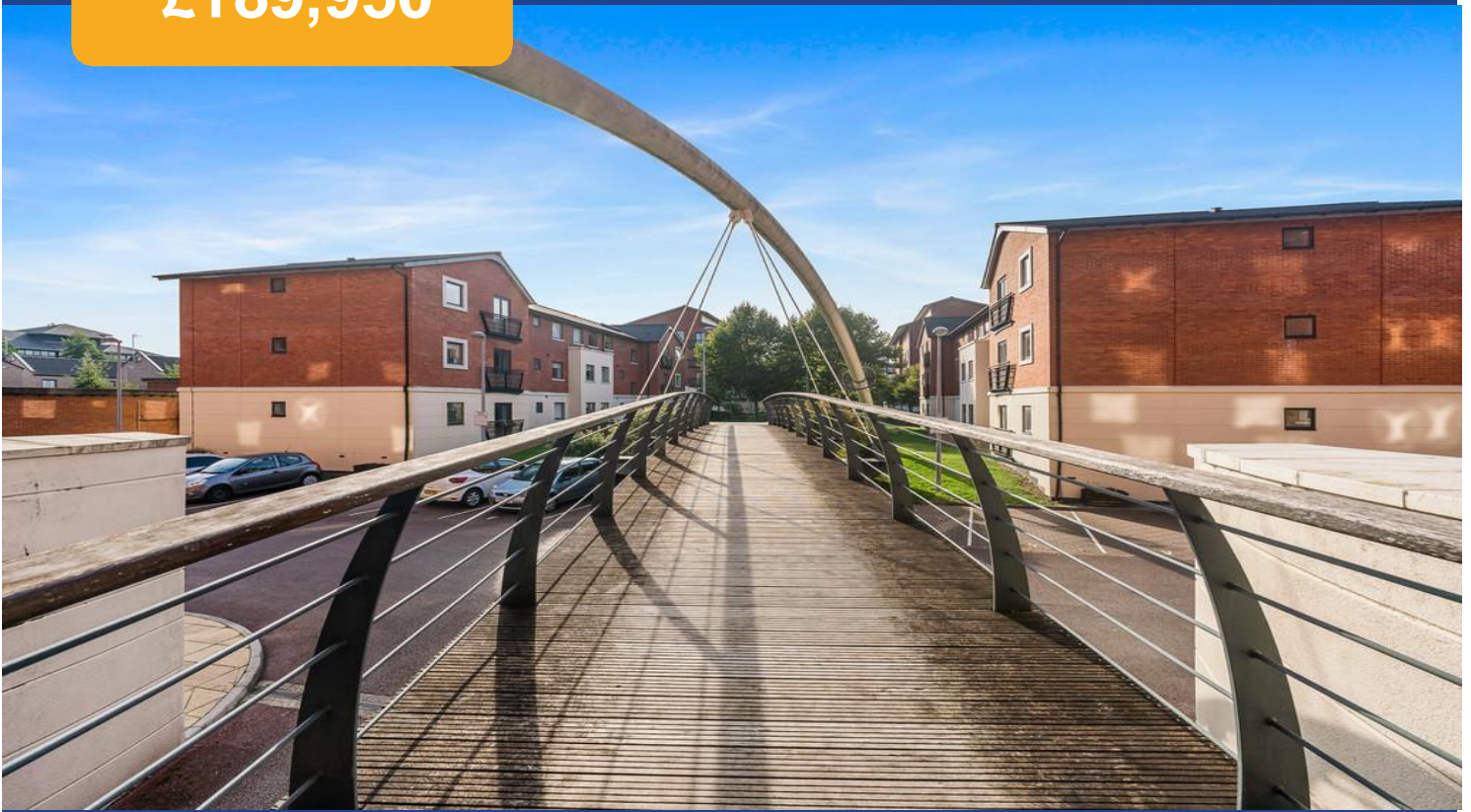
# Henke Court, Cardiff, CF10 4EL



Estate Agents and  
Chartered Surveyors

Asking Price Of

**£189,950**



Two Bedroom Apartment



# Property Description

**\*\*IDEAL FIRST TIME PURCHASE\* NO CHAIN\*\*** MGY are pleased to present for sale a spacious two bedroom first floor apartment, in the extremely popular Henke Court development. Conveniently situated within walking distance to both Cardiff Bay and the City Centre. The accommodation comprises of entrance hall, open plan lounge/diner/kitchen, two double bedrooms, one with en-suite and main bathroom. The property further benefits from secure entry intercom system, a Juliette balcony, double glazing throughout, onsite concierge, an allocated undercroft parking space and visitor parking. No chain. Viewing recommended.

Tenure Leasehold

Council Tax Band E

Floor Area Approx 818 sq ft

Viewing Arrangements  
Strictly by appointment

## ENTRANCE HALL

Entered via wooden door, with security spy hole. Wood flooring. Two storage cupboards, one housing new hot water tank. Entry intercom system.

## LOUNGE/KITCHEN/DINER

24' 1" x 14' 4" (7.35m x 4.37m)  
Double glazed uPVC windows to front and side. Additional French doors, leading to Juliette balcony. Wood flooring. Ample natural daylight. Telephone point. TV Aerial point. Two wall mounted storage heaters. Wall mounted lighting. Open plan living. Fitted wall and base units, with work surfaces incorporating stainless steel sink. Ample storage and unit lighting. Integrated oven and four ring electric hob, with stainless steel extractor hood over. Plinth heater. Extractor fan. Integrated washing machine and dishwasher. Space for fridge freezer.

## MASTER BEDROOM

12' 9" x 11' 4" (3.89m x 3.46m)  
Double glazed uPVC window to side. Wood flooring. Two built in double wardrobes. TV Aerial point. Telephone point. Wall mounted storage heater. Door to:-

## EN-SUITE

4' 8" x 4' 3" (1.44m x 1.30m)  
Double glazed uPVC window to front. Tiled flooring. Part tiled walls. Shower cubicle. Wall mounted wash hand basin. W.C. Heated towel rail. Extractor fan. Shaver point. Spotlights.

## BEDROOM TWO

12' 9" x 11' 4" (3.89m x 3.46m)  
Double glazed uPVC window to side. Double bedroom. Wood flooring. TV Aerial point. Telephone point. Wall mounted storage heater.

## BATHROOM

7' 3" x 6' 7" (2.21m x 2.01m)  
Tiled flooring. Panelled bath, with shower attachment. Wall mounted wash hand basin. W.C. Large wall mounted mirror. Heated towel rail. Extractor fan. Shaver point. Spotlights.

## PARKING

Allocated undercroft parking space. Ample visitor parking.

## FACILITIES

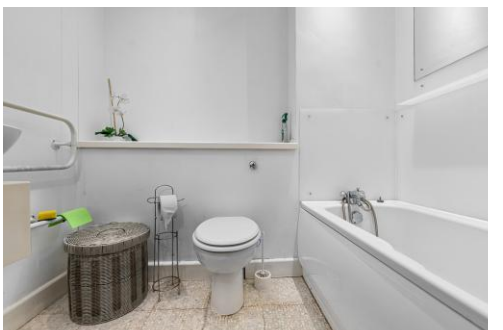
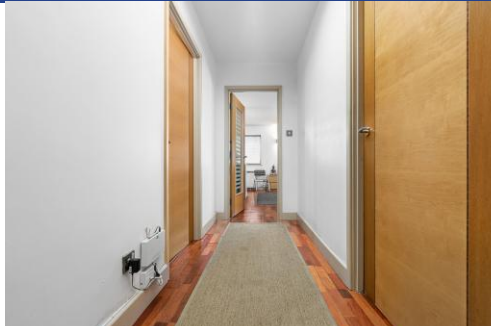
Onsite concierge.

## TENURE

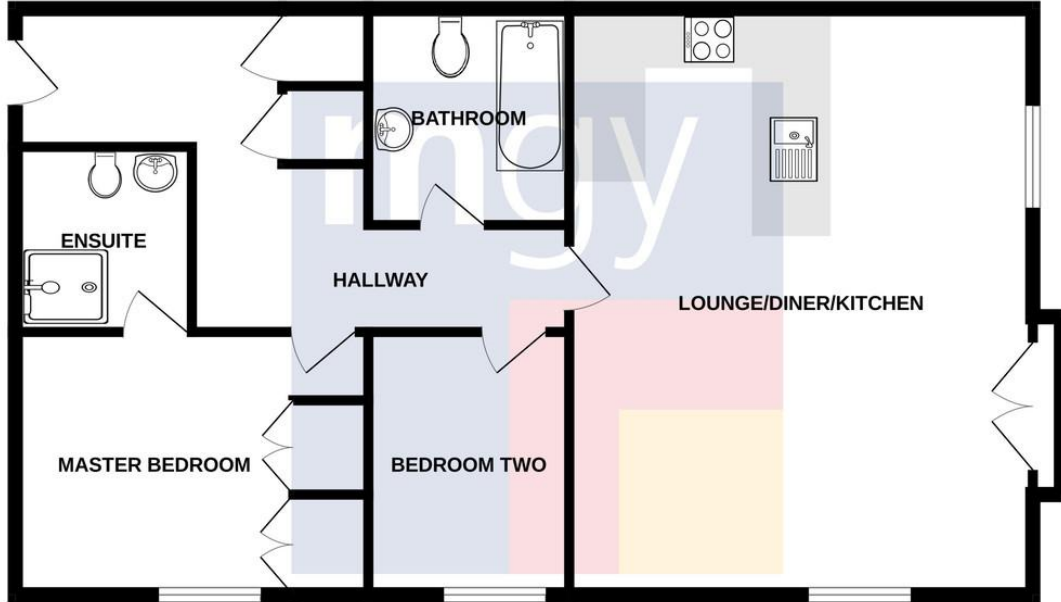
MGY are advised that the property is leasehold, with a term of 999 years from 2001. Service charges of £2,425.36 per annum, which includes water rates, building insurance, security entry intercom system, onsite concierge, CCTV, lift maintenance, maintenance of internal and external communal areas, regular cleaning and refuse disposal, an allocated undercroft parking space, ample visitor parking and parking management. Ground rent £150 per annum.



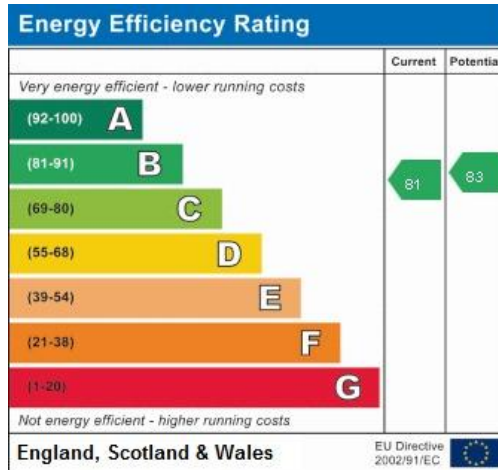
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Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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