

# Henke Court,

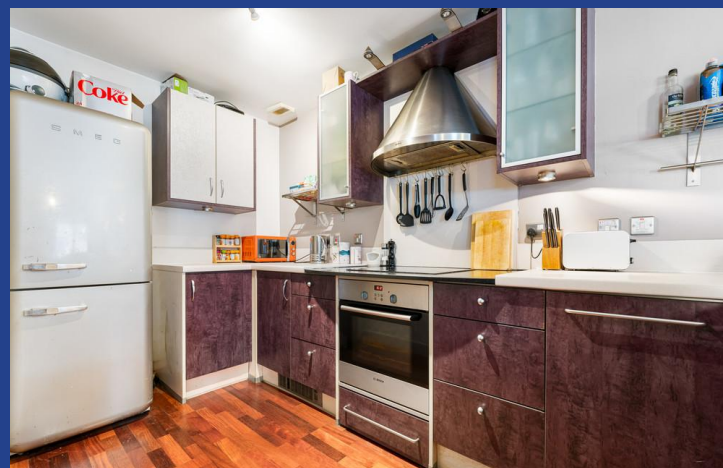
Atlantic Wharf, Cardiff, CF10 4EB



Estate Agents and  
Chartered Surveyors

Asking Price Of

**£180,000**



Two Bedroom Apartment

2

2

1

1

# Property Description

**\*\*IDEAL FIRST TIME PURCHASE\* NO CHAIN\*\*** MGY are pleased to present for sale a spacious two bedroom, elevated ground 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 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 750 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. Security entry intercom system.

## LOUNGE/DINER

21' 7" x 13' 7" (6.60m x 4.16m)  
Double glazed uPVC windows to side and front. French doors leading to Juliette balcony. Wood flooring. Telephone point. TV Aerial point. Open plan living.

## KITCHEN

11' 5" x 6' 8" (3.50m x 2.05m)  
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. Splash back. Plinth heater. Extractor fan. Integrated dishwasher. Space for fridge freezer and washing machine.

## MASTER BEDROOM

11' 5" x 10' 11" (3.50m x 3.33m)  
Double glazed uPVC window to side. Carpeted flooring. Two built in double wardrobes. TV Aerial point. Telephone point. Wall mounted storage heater.

## BEDROOM TWO

11' 1" x 9' 6" (3.39m x 2.90m)  
Double glazed uPVC window to side. Double bedroom. Carpeted flooring. TV Aerial point. Telephone point.

## BATHROOM

7' 8" x 6' 8" (2.34m x 2.05m)  
Tiled flooring. Part tiled walls. Panelled bath. Separate shower cubicle. Wall mounted wash hand basin. W.C. Wall mounted mirrors. Heated towel rail. Extractor fan. Shaver point. Spotlights.

## PARKING

Allocated undercroft parking space. Ample visitor parking.

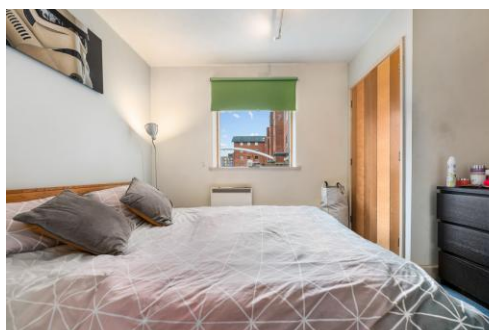
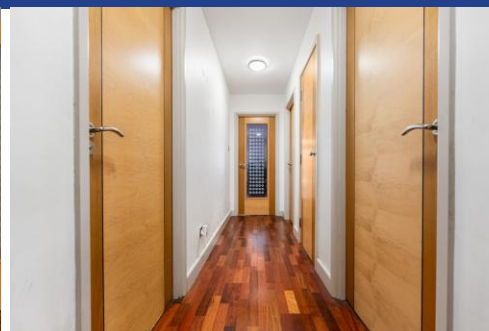
## FACILITIES

Onsite concierge.

## TENURE

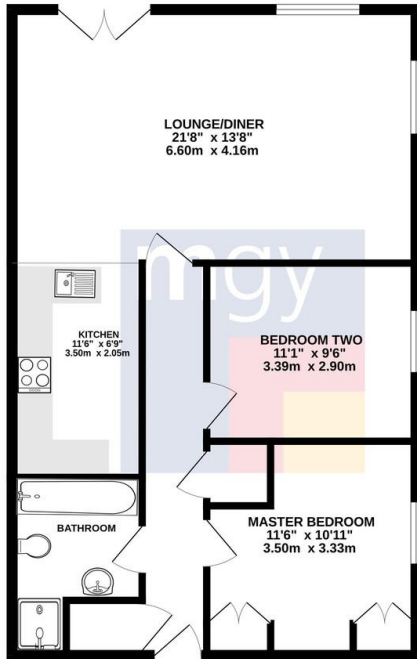
MGY are advised that the property is leasehold, with a term of 999 years from 2001. Service charges of £2,376 per annum, which includes water rates, building insurance, security entry intercom system, onsite concierge, CCTV, lift maintenance, maintenance of internal and external communal areas, regular cleaning and refuse disposal, an allocated undercroft parking space, ample visitor parking and parking management. Ground rent £234 per annum.

Henke Court,  
Atlantic Wharf, Cardiff, CF10 4EB

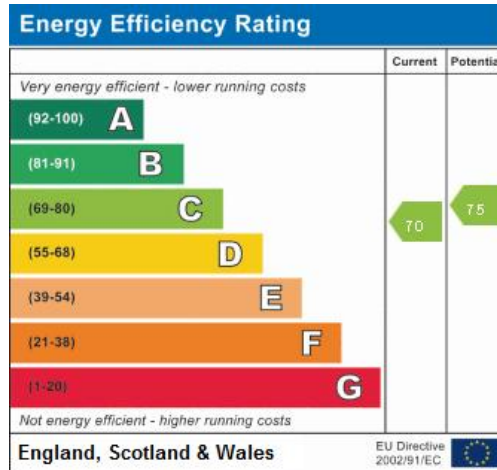


# Henke Court, Atlantic Wharf, Cardiff, CF10 4EB

GROUND FLOOR  
750 sq.ft. (69.6 sq.m.) approx.



TOTAL FLOOR AREA: 750 sq ft. (69.6 sq.m.) approx.  
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.  
Made with letroplan 10023



Cardiff 029 2046 5466

13 Mount Stuart Square, Cardiff Bay, Cardiff,  
South Glamorgan, CF10 5EE



mgyc.co.uk

**Important Notice:** These particulars are prepared for guidance only and do not form whole or any part of any offer or contract. Whilst the particulars are given in good faith, they are not to be relied upon as being a statement or representation of fact. They are made without responsibility on the part of MGY Ltd or Vendor/lessor and the prospective purchaser/lessee should satisfy themselves by inspection or otherwise as to their accuracy. Neither MGY Ltd nor anyone in their employ, or the vendor/lessor, imply, make or give any representation/warranty whatsoever in relation to this property.