

# Henke Court,

Atlantic Wharf, Cardiff, CF10 4EB



Estate Agents and  
Chartered Surveyors

Asking Price Of

**£180,000**



Two Bedroom Apartment



# Property Description

**\*\*IDEAL FIRST TIME PURCHASE\* NO CHAIN\*\*** MGY are pleased to present for sale a spacious two bedroom, second 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 850 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

20' 9" x 17' 8" (6.35m x 5.40m)  
Double glazed uPVC windows to side and front. French doors leading to Juliette balcony. Wood flooring. Telephone point. TV Aerial point. Two wall mounted storage heaters. Open plan living.

## KITCHEN

12' 8" x 7' 5" (3.88m x 2.27m)  
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. Spotlights.

## MASTER BEDROOM

10' 5" x 9' 3" (3.20m x 2.84m)  
Double glazed uPVC window to side. Carpeted flooring. Three built in double wardrobes. TV Aerial point. Telephone point. Wall mounted storage heater.

## BEDROOM TWO

10' 10" x 9' 3" (3.32m x 2.82m)  
Double glazed uPVC window to side. Double bedroom. Carpeted flooring. TV Aerial point. Telephone point. Wall mounted storage heater.

## BATHROOM

9' 9" x 6' 9" (2.99m x 2.06m)  
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.

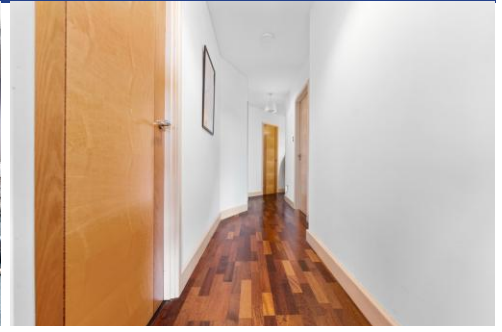
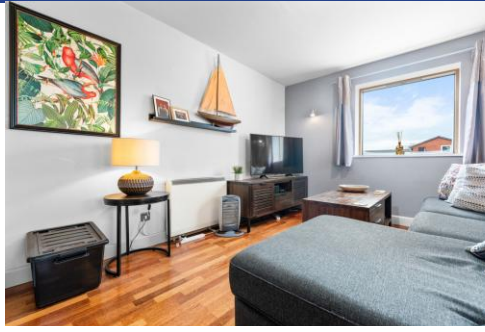
## FACILITIES

Onsite concierge.

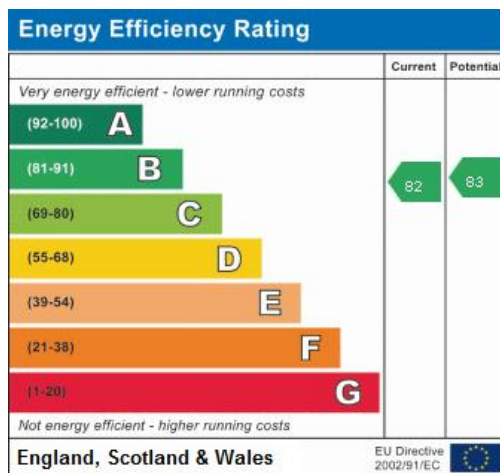
## TENURE

MGY are advised that the property is leasehold, with a term of 999 years from 2001. Service charges of £2,582 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.

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