



146 Henke Court, Cardiff

£220,000 Leasehold

Council Tax band: E

Tenure: Leasehold

EPC Energy Efficiency Rating: B

EPC Environmental Impact Rating:

LOCATION

Henke Court is a popular development within Cardiff Bay. The apartment is positioned in a fantastic location, within walking distance to Cardiff City Centre and Mermaid Quays popular attractions, including The Wales Millennium Centre. It is situated within close proximity to a variety of bars, restaurants, coffee shops, Everyman cinema and water sports/activities. The property is within walking distance to The Red Dragon Centre. Beautiful cycle and walking paths to Cardiff Bay Barrage and its spectacular views across Cardiff Bay and Mermaid Quay.

ENTRANCE HALL

Entered via wooden door, with security spy hole. Immaculate entrance hall. Wooden flooring. Two storage cupboards, one housing upgraded hot water tank and one housing brand new consumer unit. Fitted shelving unit. Security entry intercom system. Doors leading to all rooms.

LOUNGE/KITCHEN/DINER

24' 1" x 14' 4" (7.35m x 4.37m)

Fantastic living space with brand new 'Wren' kitchen and beautiful wooden panelling. Double glazed uPVC windows with fitted blinds, to front and side aspect. Additional French doors, leading to Juliette balcony. Wooden flooring. Ample natural daylight. Large upgraded kitchen with fitted wall and base units, with 'Valenza' work surfaces incorporating composite sink with drainer. Splashback. Ample storage and unit lighting. Integrated AEG oven and grill, four ring electric BOSCH hob, with stainless steel extractor hood over. Extractor fan. Integrated BEKO washing machine, NEFF dishwasher and BEKO fridge and freezer. Spotlights. Telephone point. TV Aerial point. Two wall mounted Dimplex heaters. Wall mounted lighting. Open plan living with ample space for dining and entertaining.

MASTER BEDROOM

12' 9" x 11' 4" (3.89m x 3.46m)

Spacious master bedroom. Double glazed uPVC window with fitted blinds, to side aspect. Ample natural daylight. Wooden flooring. Two built in double wardrobes and additional floor to ceiling fitted wardrobes. TV Aerial point. Telephone point. Door leading to:-

EN-SUITE

High specification en-suite with water absorbent tiling. White three-piece suite comprising double shower cubicle with rainfall shower and additional shower attachment, vanity enclosed wash hand basin and W.C. Inset storage. Large wall mounted anti steam and multi colour change mirror. Heated towel rail. Extractor fan. Spotlights.

BATHROOM

7' 3" x 6' 7" (2.21m x 2.01m)

High specification bathroom with water absorbent tiling. White three-piece suite comprising luxury free standing bath with shower attachment, vanity enclosed wash hand basin and W.C. Large wall mounted anti steam and multi colour change mirror. Heated towel rail. Extractor fan. Spotlights.

PARKING

One allocated undercroft parking space. Ample visitor parking with four visitor permits.

FACILITIES

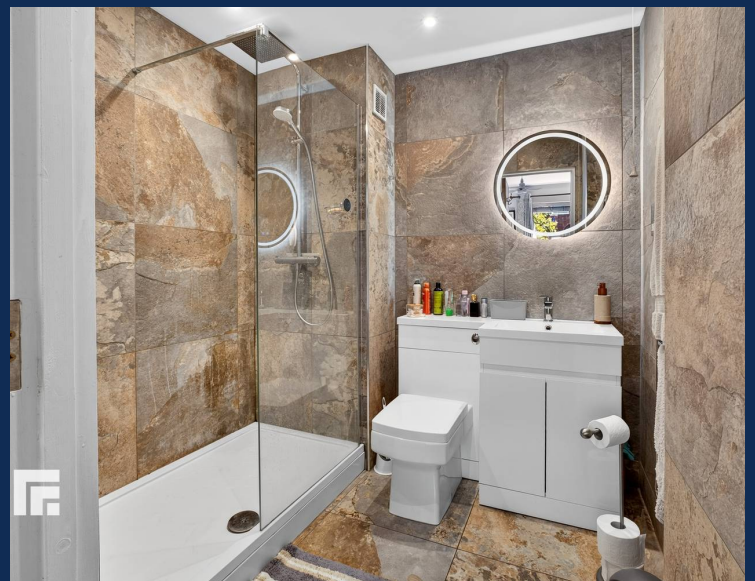
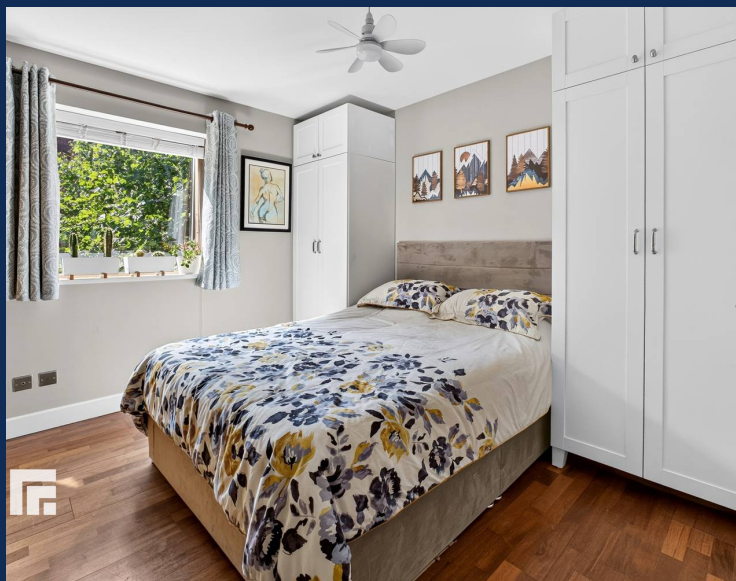
Onsite concierge.

TENURE

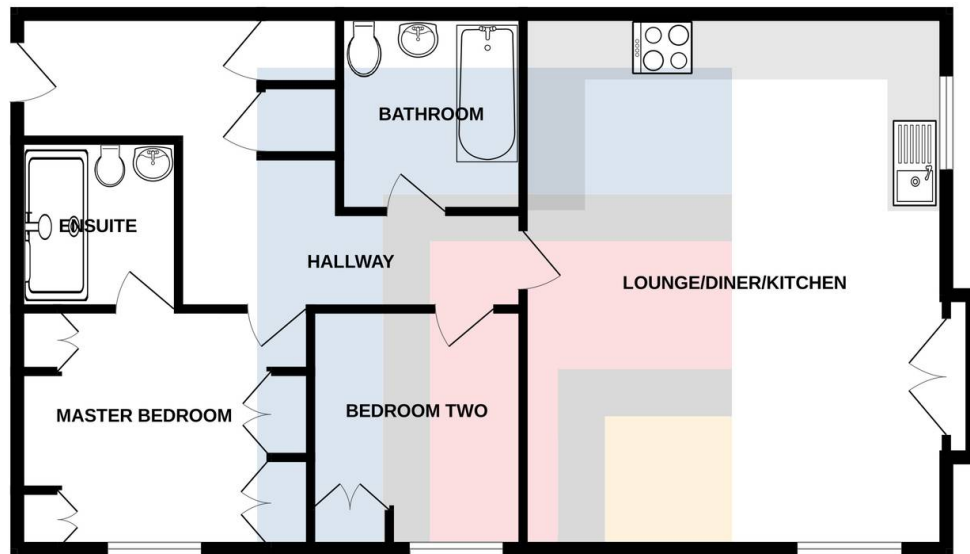
MGY are advised that the property is leasehold, with a term of 999 years from 2001. Service charges of £3,317.54 per annum, which includes water rates, building insurance, security entry intercom system, onsite concierge, CCTV, lift maintenance, maintenance of internal and external communal areas, regular cleaning and refuse disposal, an allocated undercroft parking space, ample visitor parking and parking management. Ground rent £234 per annum.

AML

Please note: A non-refundable administration fee of £30 including VAT is payable per buyer to carry out the required AML verification checks once an offer has been accepted. The sale cannot proceed until these checks have been satisfactorily completed. This is on acceptance of offer only. Details can be found on our website.



SECOND FLOOR



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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South Glamorgan, CF10 5EE



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