





158 Henke Court, Cardiff

£190,000 Leasehold

Council Tax band: D

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
17' 0" x 4' 6" (5.18m x 1.37m)
Entered via wooden door with security spy hole. Wooden flooring. Doors leading to all rooms and two storage cupboards, one housing hot water tank.

LOUNGE/KITCHEN/DINER
25' 0" x 16' 3" (7.62m x 4.95m)
Fantastic open plan living space. Continuation of wooden flooring. Double glazed uPVC windows to front and rear aspect. Ample natural daylight. Pendant light fittings with additional wall lighting. TV and telephone point. Power points. Wall mounted electric heaters. Fitted kitchen with a range of wall, base and drawer units with worktops over incorporating stainless steel Sink. Four ring electric hob with extractor above. Integrated washing machine. Space for fridge/freezer.

MASTER BEDROOM
12' 0" x 11' 0" (3.66m x 3.35m)
Double glazed uPVC windows to rear aspect. Carpeted flooring. Wall mounted electric heater. Two built in double wardrobes. Power points. Pendant light fitting. Door leading to en-suite.

EN-SUITE
8' 3" x 4' 6" (2.51m x 1.37m)
Upgraded en-suite with luxury tiling. Double shower cubicle, W.C and vanity enclosed wash hand basin. Heated towel rail. Spotlights. Large mirrored vanity unit.

BEDROOM TWO
12' 2" x 8' 10" (3.71m x 2.69m)
Second double bedroom. Double glazed uPVC windows to front aspect. Carpeted flooring. Wall mounted electric heater. Power points. Pendant light fitting.

BATHROOM
8' 10" x 7' 9" (2.69m x 2.36m)
Double glazed uPVC window to front aspect. White three-piece-suite comprising W.C, oval wash hand basin with mixer tap over, and panelled bath with shower attachment. Spotlights. Extractor fan. Heated towel rail. Wall mounted mirrors.

PARKING
One allocated parking space. Ample visitor parking.

FACILITIES
Onsite concierge.

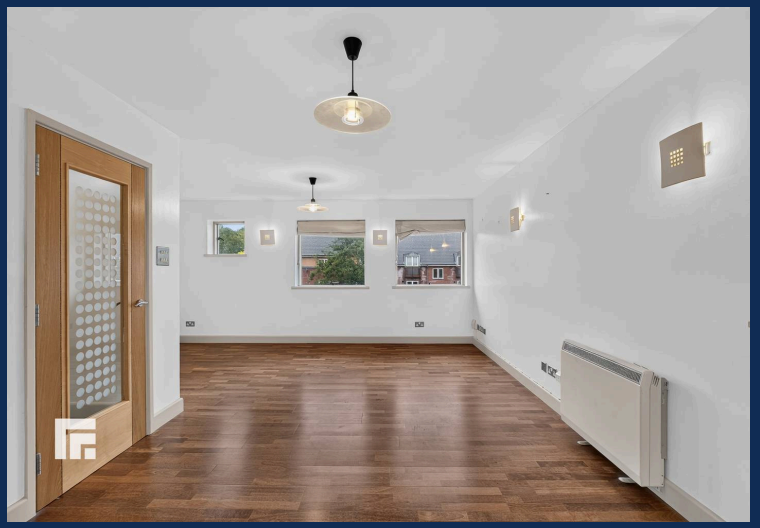
TENURE
MGY are advised that the property is leasehold, with a term of 999 years from 2001. Service charges of £3,085 per annum, which includes water rates, building insurance, security entry intercom system, onsite concierge, CCTV, lift maintenance, maintenance of internal and external communal areas, regular cleaning and refuse disposal, an allocated undercroft parking space, ample visitor parking and parking management. Ground rent £250 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.



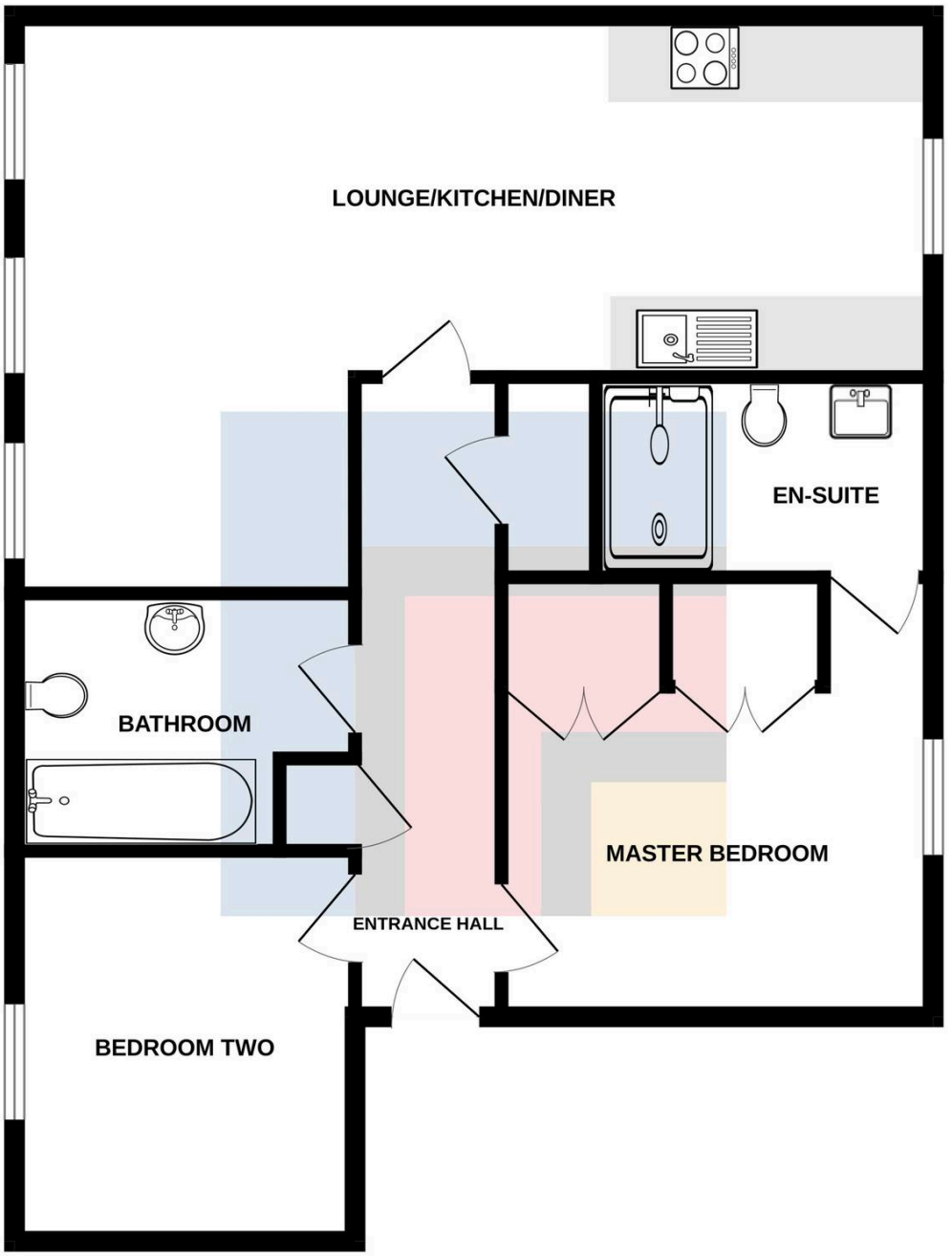








TOP FLOOR



CARDIFF 029 2046 5466

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South Glamorgan, CF10 5EE

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