

FOR SALE



Henke Court

Atlantic Wharf, Cardiff Bay, CF10 4EB

ATLANTIC WHARF, CARDIFF BAY

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OFFERS OVER

£270,000

2 BEDROOMS

2 BATHROOMS

1 RECEPTION

1,227 SQ FT

1,126 SQFT

WATER VIEWS

EN-SUITE SHOWER ROOM

2 DOUBLE BEDROOMS

BALCONY

PARKING

OPEN PLAN LIVING



THE PROPERTY

**** Offers Over £270k **** One of Cardiff Bays most convenient locations. The property is located in Atlantic Wharf and is situated within walking distance of the City Centre and Mermaid Quay. The apartment is set in 1,226 SQFT of living accommodation making it one of the largest style apartments in this development. The accommodation comprises of large lounge and dining room, modern fitted kitchen; balcony with water views; two double bedrooms (master with ensuite), and family bathroom with shower. The development further benefits concierge; secure parking with ample parking for guests. The property is currently tenanted and can be sold with vacant possession or as a going concern as the tenants have expressed an interest to stay.





ACCOMMODATION

OPEN PLAN KITCHEN / LOUNGE / DINER 7.48 x 9.52

BEDROOM ONE 4m x 4.16m

EN-SUITE SHOWER ROOM 2.56m x 1.18m

BATHROOM 2.30m x 1.18m

BEDROOM TWO 2.54m x 3.50m

PARKING
Allocated parking on site, additional visitor parking

SERVICE CHARGES
£1,661.29 half yearly

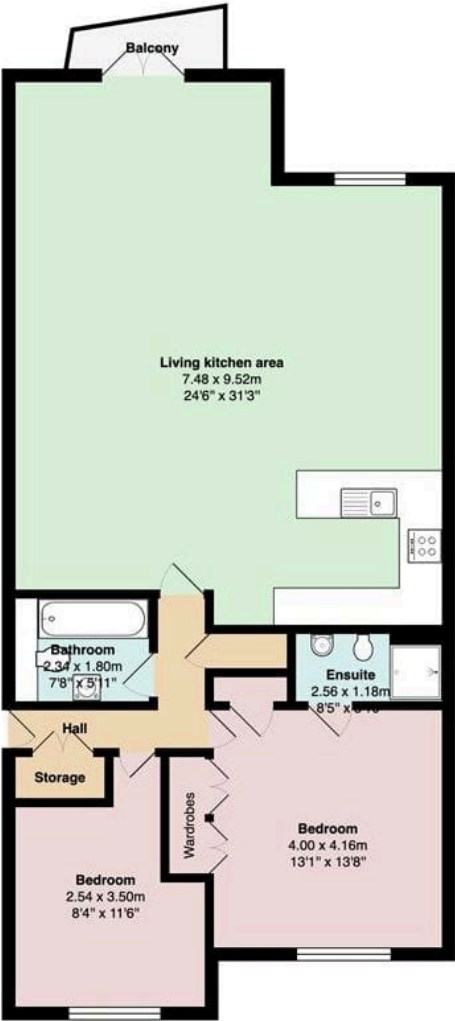
GROUND RENT
£117 per annum

LEASE DETAILS
999 years from 01.02.2001

PROPERTY TYPE	APARTMENT
INTERNAL AREA	1,227 SQ FT
TENURE	LEASEHOLD
COUNCIL TAX	BAND F · ABOUT £2,908 A YEAR <i>Cardiff Council, 2026/27 estimate</i>
EPC RATING	77 · POTENTIAL 80

FLOORPLAN

Henke court



All measurements are approximate and for display purposes only

Not to scale. Measurements are approximate and for illustration only.



Amanda Trinder

SENIOR VALUER / NEGOTIATOR

PENYLAN BRANCH

029 2049 9680

38 WELLFIELD ROAD, PENYLAN, CARDIFF, CF24 3PB

jeffreygross.co.uk



SCAN TO SEE WHAT'S
NEAR YOU

CARDIFF VALE CAERPHILLY BRISTOL

These particulars are a general guide and do not form part of any offer or contract. Measurements are approximate, taken at the widest points, and should not be relied on for carpets or furnishings. We have not tested any services, appliances, fittings or systems. Photographs may have been taken with a wide-angle lens. Tenure and council tax band are as advised by the seller and must be confirmed by your legal adviser. Jeffrey Ross, 38 Wellfield Road, Penylan, Cardiff, CF24 3PB. 029 2049 9680. The Property Ombudsman, membership D03828. jeffreyross.co.uk