



**HENKE COURT**  
ATLANTIC WHARF  
CARDIFF CF10 4EJ

ASKING PRICE OF  
**£209,950**



**TWO BEDROOM APARTMENT**



**2**



**2**



**2**



**1**

**\*\*IDEAL FIRST TIME PURCHASE\***  
**IMMACULATELY PRESENTED\* NO CHAIN\*\***  
MGY are pleased to present for sale a spacious two-bedroom top 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 entrance hall, open plan lounge/diner/kitchen, two double bedrooms, master with en-suite and main bathroom. The property further benefits from secure entry intercom system, a Juliette balcony, double glazing throughout, onsite caretaker, an allocated undercroft parking space and visitor parking. No chain. Viewing highly recommended.

#### ENTRANCE HALL

Entered via front door leading from communal hallway. Laminate flooring. Doors to all rooms and storage cupboard - one housing hot water tank. Spotlights.

#### LOUNGE/DINER/KITCHEN

24' 0" x 14' 6" (7.33m x 4.43m)  
Continuation of laminate flooring. Two double glazed uPVC windows with additional double-glazed French doors opening onto Juliet balcony. Pendant light fittings with additional wall lighting. TV and telephone point. Power points. Electric heaters. Modern fitted kitchen with a range of wall, base and drawer units with worktops over incorporating stainless steel 1.5 sink and drainer with hot and cold tap over and four ring electric hob with extractor above. Integrated appliances such as dishwasher, oven and washing machine. Space for fridge/freezer.

#### MASTER BEDROOM

13' 0" x 11' 2" (3.97m x 3.42m)  
Carpet to floor. Double glazed uPVC window to side aspect. Wall mounted electric heater. Two double fitted wardrobes. Power points. Pendant light fitting. Door to:-

#### EN-SUITE

7' 2" x 4' 1" (2.19m x 1.26m)  
Tiled flooring and partially tiled walls. WC. Wall mounted wash hand basin with mixer tap over. Walk in shower cubicle with mains powered shower over. Chrome heated towel rail. Spotlights. Extractor fan.

**TENURE: LEASEHOLD**

**COUNCIL TAX BAND: E**

**FLOOR AREA APPROX: 797 SQ FT**

**VIEWING: STRICTLY BY APPOINTMENT**

#### BEDROOM TWO

12' 4" x 10' 7" (3.77m x 3.25m)  
Carpet to floor. Double glazed uPVC window to side aspect. Pendant light fitting. Power points. Wall mounted electric heater.

#### BATHROOM

7' 2" x 6' 6" (2.19m x 2.00m)  
Tiled flooring and partially tiled walls. White three-piece-suite comprising WC, oval wash hand basin with mixer taps over, and panelled bath with hot and cold tap over and mains powered shower above. Spotlights. Extractor fan. Heated towel rail.

#### PARKING

One allocated undercroft parking space. Visitor parking.

#### FACILITIES

Onsite caretaker

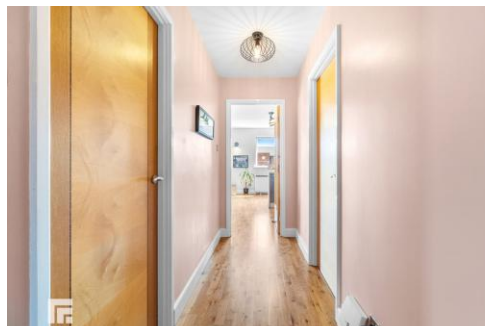
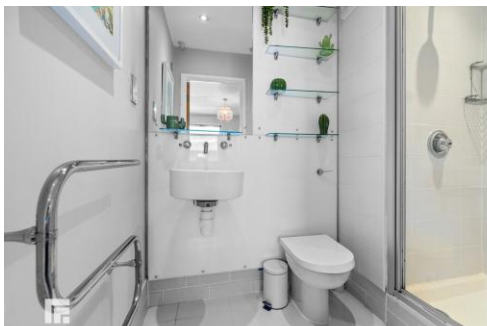
#### TENURE

MGY are advised that the property is leasehold, with a term of 999 years from 2001. Service charges of approx. £3320 per annum, which includes water rates, building insurance, security entry intercom system, onsite caretaker, 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 approx. £234 per annum.



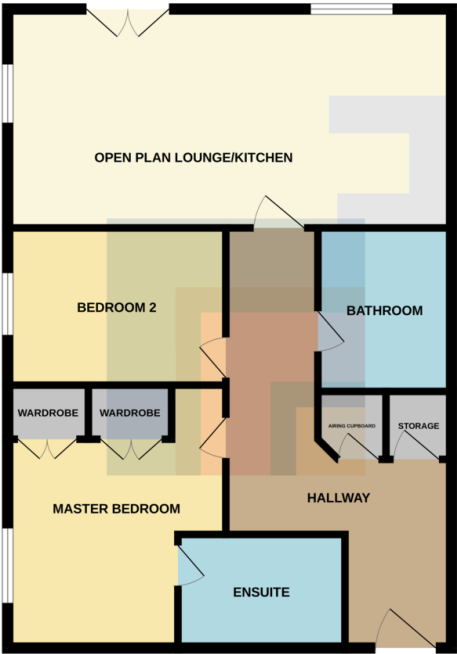


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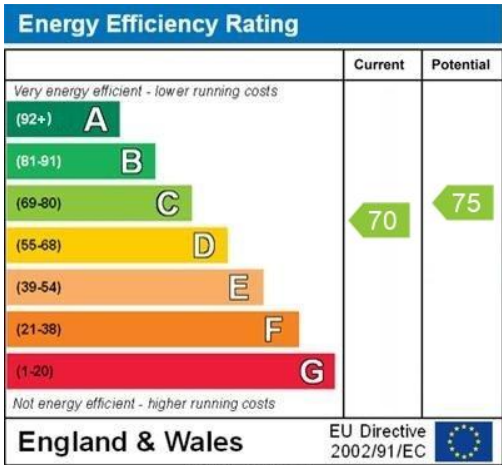


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TOP FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, 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 Metagen 10/2025



**CARDIFF** 029 2046 5466

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



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