



29 Henke Court, Cardiff

£199,950 Leasehold

Council Tax band: E

Tenure: Leasehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: C

ENTRANCE HALL

Entered via wooden door with security spy hole. Intercom entry system. Wooden flooring. Two storage cupboards, one housing upgraded hot water tank. Doors leading to lounge/kitchen/diner, bedroom and bathroom.

LOUNGE/KITCHEN/DINER

30' 1" x 14' 8" (9.16m x 4.46m)

Extremely spacious living area with upgraded 'Magnet' kitchen. Modern fitted grey gloss kitchen with a range of wall, base and drawer units with luxury Quartz worktops, incorporating composite sink with mixer tap over. Ample storage. Under unit lighting and glass splashback. Extractor. Space for fridge freezer and washing machine. Integrated dishwasher. Large breakfast island with additional storage below and built in oven and four ring electric hob. Stainless steel extractor hood over and space for three breakfast stools. Two wall mounted electric panel heaters. Wall mounted lighting. Open plan living. Double glazed windows to front aspect and double doors, leading to large balcony with direct water views.

BALCONY

13' 7" x 4' 4" (4.15m x 1.31m)

Large decked balcony with fantastic water views. Space for seating. Accessed from the living room.

BEDROOM

12' 9" x 11' 8" (3.88m x 3.55m)

Double glazed windows with great water views. Wooden flooring. Wall mounted electric panel heater. Built in double wardrobe.

BATHROOM

6' 10" x 6' 9" (2.09m x 2.05m)

Upgraded 'Victoria Plumbing' bathroom. Tiled flooring and part tiled walls. Panelled bath. Additional shower cubicle with rainfall shower. Vanity enclosed wash hand basin. W.C. Shaver point. Heated towel rail. Extractor. Spotlights.

PARKING

One allocated undercroft parking space. Ample visitor parking.

FACILITIES

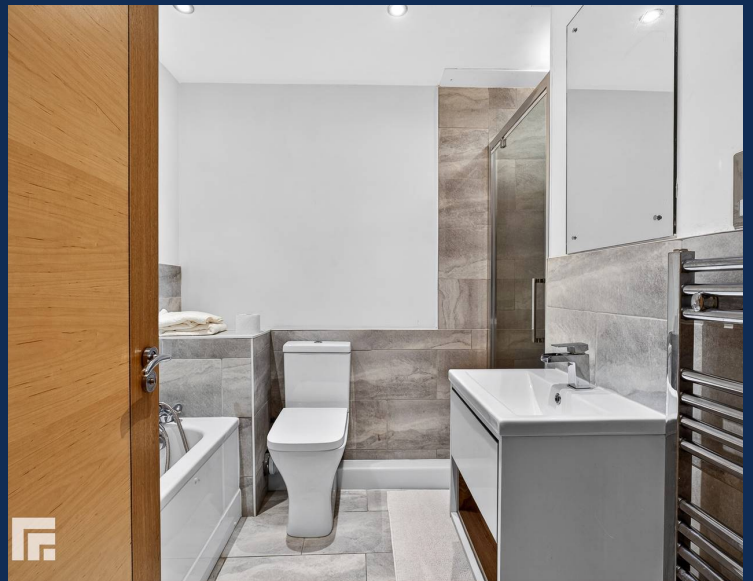
Onsite concierge.

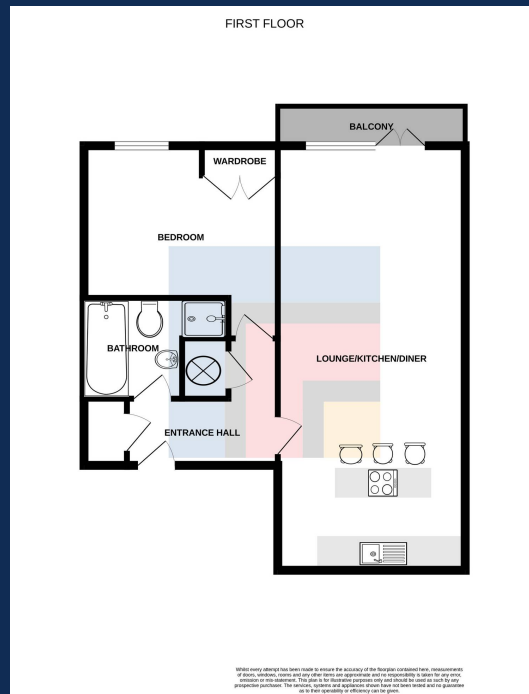
TENURE

MGY are advised that the property is leasehold, with a term of 999 years from 2001. Service charges of £3,199.06 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.





CARDIFF 029 2046 5466

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



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