

## **Important information – Parc Llandaf**

The following charges will apply at this development -

### **Service Charges**

This is an annual service charge which will apply to residents in apartments and will be reviewed by Remus annually factoring in previous and projected expenses.

### **Apartments**

<b>Apartment Type</b>	<b>Service Charge</b>
Baynton Square Apartments (Plots 103-106)	£2,271 - £3,247.67
The Courtyard Apartments (Plots 237-377)	£1,104.58 - £1,706.61

### **Estate Charges**

This is an annual charge for unadopted estate areas, structures and systems which will be managed and maintained by Remus and will require a contribution from estate residents.

### **Phase 1 (Y Sgwar) Houses**

**Estate charge:** This amount is currently **£264.26** per annum and will be reviewed by Remus annually factoring in previous and projected expenses. Residents will be provided with annual accounts and statements outlining charges.

### **Phase 1 (Baynton Square) Apartments**

**Estate charge:** This amount is currently **£264.26** per annum and will be reviewed by Remus annually factoring in previous and projected expenses. Residents will be provided with annual accounts and statements outlining charges.

### **Phase 3 (Y Rhodfa) Houses**

**Estate charge:** This amount currently ranges from **£266.18 to £326.18** per annum and will be reviewed by Remus annually factoring in previous and projected expenses. Residents will be provided with annual accounts and statements outlining charges.

### **Phase 3 (The Courtyard) Apartments**

**Estate Charge:** This amount is currently **£199.91** per annum and will be reviewed by Remus annually factoring in previous and projected expenses. Residents will be provided with annual accounts and statements outlining charges.

### **Leasehold information for apartments at Parc Llandaf**

The length of term of the lease and the initial annual ground rent is outlined below and will be explained to you by our sales executive on site. It is also very important that your solicitor should advise you about the detailed terms of the lease, including the review provisions which are explained in brief below.

### **Leasehold Information**

The Courtyard Apartments: 999 years starting from 1<sup>st</sup> January 2026

Baynton Square Apartments: 999 years starting from 1<sup>st</sup> January 2025

### **Ownership of the Freehold for apartment blocks**

In common with most developers, it is not Taylor Wimpey's policy to retain the ownership of the freehold title to your property indefinitely. Therefore, it is likely that an agreement has been or will be entered into by Taylor Wimpey with a third party for the sale of the freehold reversion of the leasehold apartments and associated communal areas on the Development once the last Property has been sold.

**IMPORTANT: You are strongly advised that you should take independent legal advice in relation to the purchase of the property, including all matters covered by this document**

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