

## **20 Cwrt Pegasus**

**Cardiff Road, Cardiff, South Glamorgan, CF5 2AW**



**PRICE: £215,000**

**Lease: 125 years from 2009**

### **Property Description:**

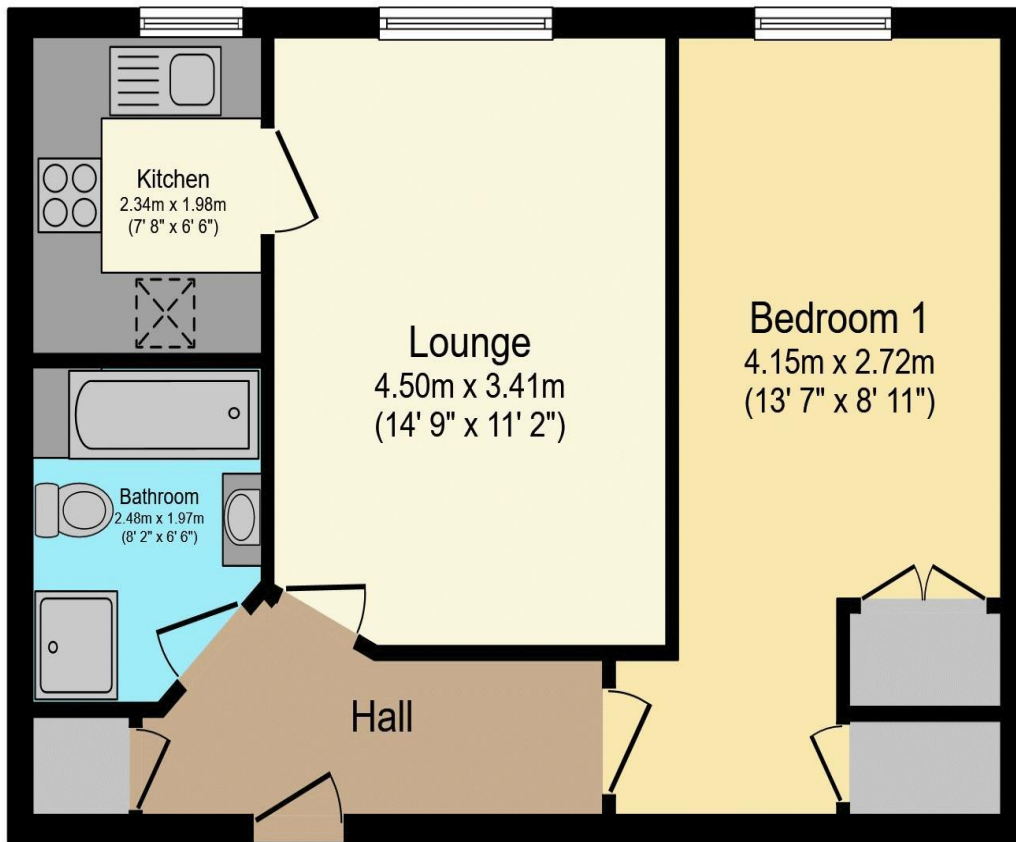
A ONE BEDROOM RETIREMENT APARTMENT LOCATED ON THE SECOND FLOOR Cwrt Pegasus is a development of retirement apartments constructed by Pegasus Retirement Homes Ltd. The development is conveniently located for the local shops and amenities the village of Llandaff has to offer. The facilities at Cwrt Pegasus include a Development Manager who sees to the day-to-day running of the development and can also be contacted in the event of an emergency. For periods when the Estate Manager is off-duty each property is linked to a 24 hour emergency call system. Each property benefits from accommodation that includes an Entrance Hall, Lounge, Kitchen, one or two bedrooms and bathroom. This development is for independent active living. There are no care-related services available. It is a condition of purchase that residents be over the age of 60 years.

Communal Lounge and kitchen  
Communal Laundry  
Guest Suite Facilities  
Library  
Minimum Age 60

24 hour emergency Appello call system  
Development Manager  
Please refer to full details for viewing instructions  
Lease: 125 years from 2009

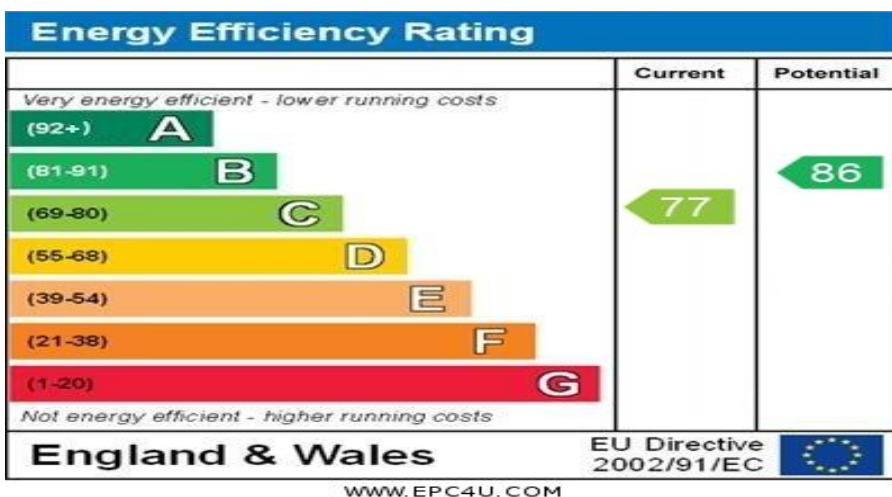


**For more details or to make an appointment to view, please contact  
Charlotte Harvey MNAEA**



Total floor area 48.3 m<sup>2</sup> (520 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s).  
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**For Financial Year Ending:**

**31/3/26**

**Annual Ground Rent:**

**£900.15**

**Ground Rent Period Review:**

**2034**

**Annual Service Charge:**

**£4225.72**

**Council Tax Band:**

**E**

**Event Fees:**

**1% Transfer**

**1% Contingency**

Retirement Homesearch, Queensway House, 11 Queensway, New Milton, Hampshire, BH25 5NR  
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These sales particulars have been prepared as a guide only and any intended purchasers must satisfy themselves by inspection or otherwise as to the correctness of the statements contained therein. The management company have not tested any apparatus, equipment, fittings or services and so cannot verify that they are in working order.