

024 7652 7789



Auction House
COVENTRY & WARWICKSHIRE



Auction: 21 March 2024 • Addendum as of 18 March 2024

Lot	Address	Amendment
3	20 Bewick Croft, Stoke, Coventry, West Midlands CV2 4QR	Ground Rent Review Date: See Legal Pack
7	11 Sandown Avenue, Foleshill, Coventry, West Midlands CV6 6EW	New guide price: £140,000 to £160,000
10	18A , Rother Street, Stratford-Upon-Avon, Warwickshire CV37 6LU	New guide price: £150,000 plus
13	52 Triumph Close, Wyken, Coventry, West Midlands CV2 5AR	Ground rent: £10 p.a. Ground rent charge dates: 14/10/2022 to 30/09/2023 Service charge: £817.79 p.a. Service charge period: 10/2022 to 09/2023
18	184 Sovereign Road, Earlsdon, Coventry, West Midlands CV5 6LU	EPC RATING - D
23	Apartment 6, Consort Place, 40 Shakleton Road, Earlsdon, Coventry, West Midlands CV5 6HU	Correction to EPC RATING - C Correction to COUNCIL TAX BAND - B Correction to Service charge and insurance: £1,452 p.a. Service charge period: 01/04/2024 to 31/03/2025

The auctioneer cannot give any guarantee that this addendum represents a comprehensive list of all amendments and conditions included in individual sales contracts. All bidders are reminded that it is their responsibility to inspect the legal packs to satisfy themselves that they are fully aware of all terms and conditions. This should include agents or solicitor's fees/costs and disbursements for which they are responsible, completion dates and other relevant matters that they will be obliged to comply with once they have successfully purchased the property. The auctioneer will assume that by bidding for a property you have made all the appropriate enquiries.