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Addendum Sheet

Auction: 05 February 2026 • Addendum as of 22 January 2026

| Lot | Address   | Amendment   |
|-----|---|---|
| 9   | 1 Broadmead Court, Broad Lane, Coventry, West Midlands CV5 7AE          | Ground rent: £10 p.a.<br>Service charge: £1,320 p.a.(Increasing to £1,500 p.a. from 01/04/2026) |
| 16  | 44 Lower Hester Street, Semilong, Northampton, Northamptonshire NN2 6BL | Tenancy agreement is 6 months from 20/10/2024.<br>Notice to vacate was served on 31/07/2025     |
|     |   |   |

**Important Notice**  
The auctioneers 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.