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## Addendum Sheet

Auction: 21 May 2026 • Addendum as of 21 May 2026

Lot	Address	Amendment
4	Flat 4, William House, St. Christopher Court, Evesham, Worcestershire WR11 4LL	Service charge: £849 p.a. Service charge period: 31/03/2025 to 31/03/2026 Ground rent: N/A
7	Flat 30, Darlaston Court, 123 Main Road, Meriden, Coventry, West Midlands CV7 7NJ	Service charge: £2,060 p.a. Service charge period: 26/03/2026 - 26/03/2027
8	51, 51A, 51B Webb Street, Stockingford, Nuneaton, Warwickshire CV10 8JG	EPC Rating - 51 - Commercial - E 51A - Residential - F 51B - Residential - G
12	14 Beckbury Road, Walsgrave, Coventry, West Midlands CV2 2DY	Service charge: £960 p.a. Service charge period: See legal pack.
14	52 Abbey Court, Whitley, Coventry, West Midlands CV3 4BB	Service charge: £1,319.98 Service charge period: 25/03/2026 to 25/03/2027
16	Flat 1, Walton Court, 100 Bath Street, Rugby, Warwickshire CV21 3JD	New guide price: £63,000 +
18	24 Hastings Road, Stoke Heath, Coventry, West Midlands CV2 4JD	EPC RATING - D
19	38, Cutty Sark Drive, Stourport-On-Severn, Worcestershire DY13 9RP	New guide price: £230,000 - £250,000
23	46 and 46A, Newtown Road, Bedworth, Warwickshire CV12 8QS	Sale agreed prior to auction. (Undisclosed amount)
24	Flat 4, 12 Spencer Street, Leamington Spa, Warwickshire CV31 3NF	Service charge: See Auctioneers note within the Legal Pack, or contact Auctioneers for further information.

### 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.

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PART OF | SHELDON BOSLEY KNIGHT

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Lot	Address	Amendment
26	Apartment 46, Queens House, 16 Queens Road, Coventry, West Midlands CV1 3EJ	EPC RATING - C New guide price: £82,000 +

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