



Greendale Road, Overdale Road &
Braemar Close
Whoberley (CV5 8AY) & Wyken (CV2
3BE), Coventry



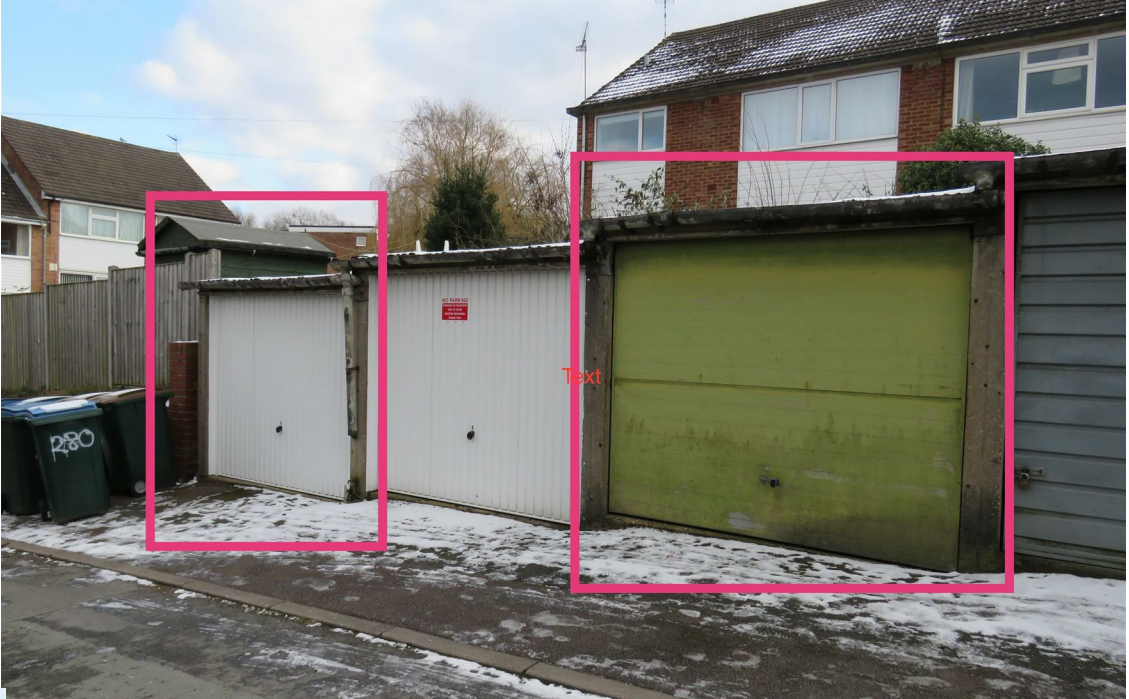


A valuable portfolio of 68 freehold ground leases in blocks of two storey self-contained maisonettes, along with two separate lock-up garages. The properties are in established residential districts of Coventry, developed in the 1960's and 1970's.

They are currently held on two separate legal titles, with 58 located in Greendale Road/Overdale Road, Whoberley (plus the 2 garages) and another 10 in Braemar Close, Wyken.

The leases were originally for 99 years and some 45 of the leases have been extended at peppercorn ground rents for a further 99 years. A further 7 have been similarly extended but at higher ground rents than the originals. 16 remain on the original leases and ground rents with 11 ending in 2064 and 5 in 2072. The current combined ground rent and garage rental income is £2,694.00 per annum. A schedule of the leases is available on request.

Please note that a director of the selling agents is a trustee for the vendor estate.





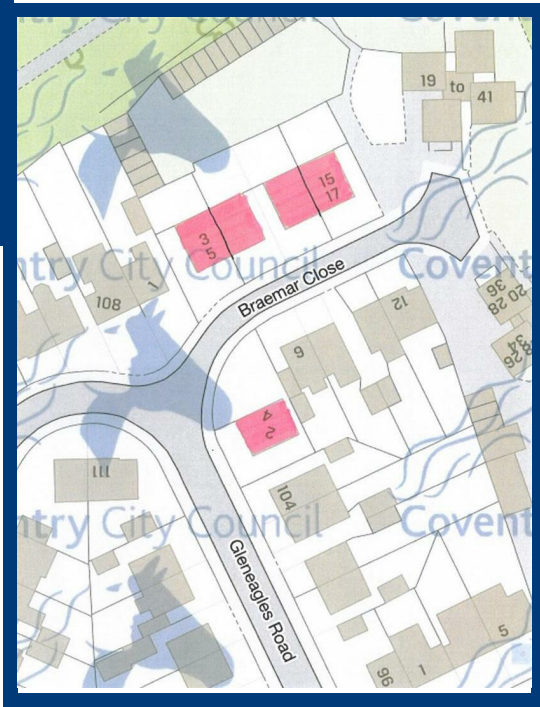
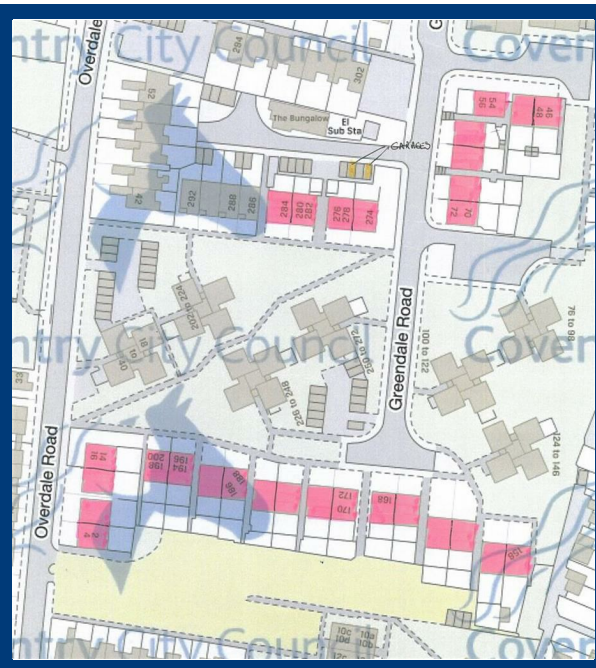
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 20 New Union Street
 Coventry, CV1 2HN
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 sales@payne-cov.com

Earlsdon
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 Coventry, CV5 6NF
 024 7667 7000
 earlsdon@payne-cov.com

Daventry Road
 165 Daventry Road
 Coventry, CV3 5HF
 024 7650 3070
 daventryroad@payne-cov.com

Walsgrave Road
 312 Walsgrave Road,
 Coventry, CV2 4BL
 024 7645 5555
 walsgrave@payne-cov.com



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