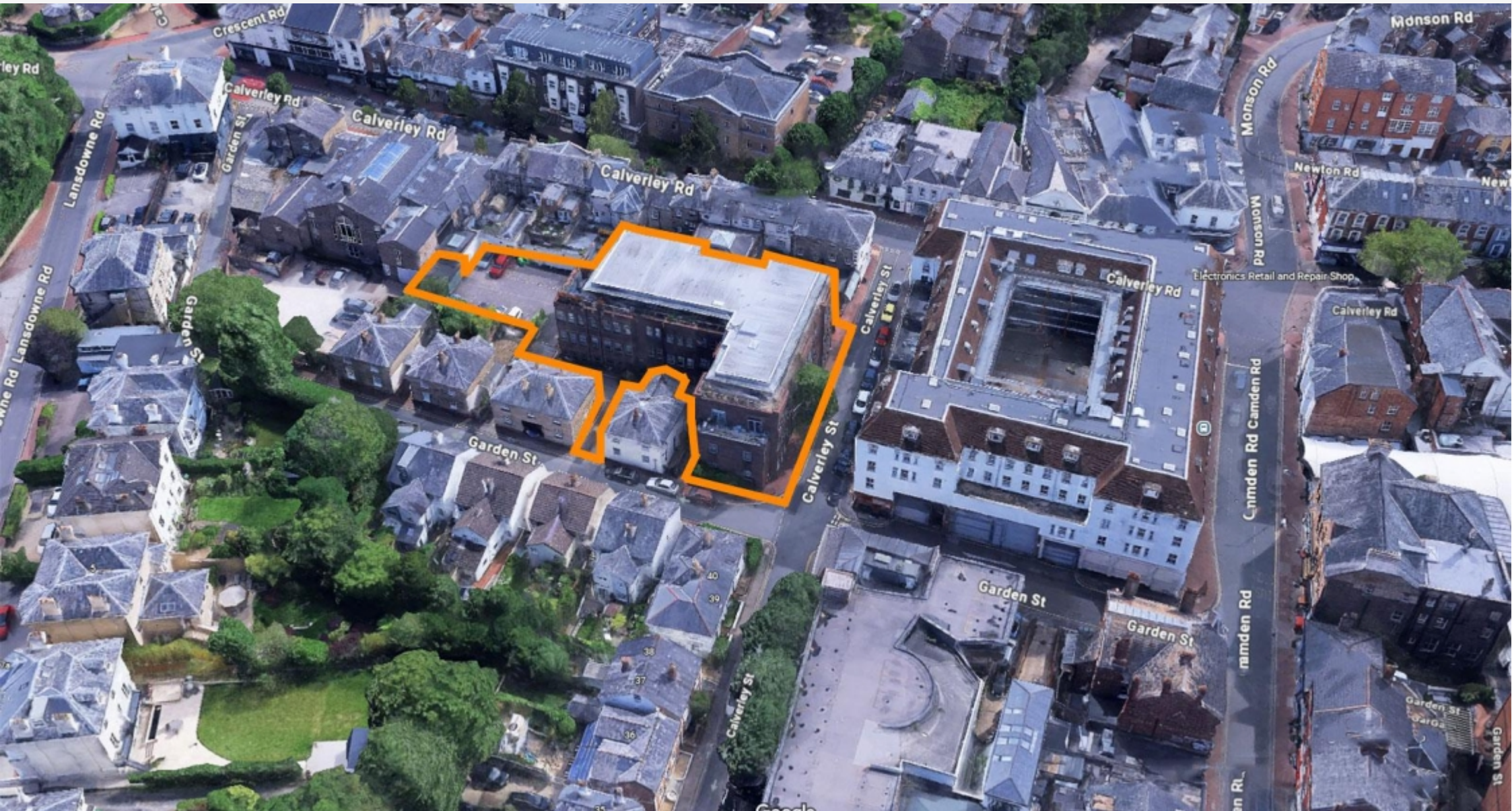


Lot 45, Garden House, Calverley Street, Royal Tunbridge Wells, Kent TN1 2XD

For sale by Auction on 18th September 2025 (unless sold or withdrawn prior)



Unique Freehold Residential Ground Rent Opportunity

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Property Information

Unique Freehold Residential Ground Rent Opportunity

- 4 Storey apartment building providing 24 flats
- 7 x 1 bed, 15 x 2 bed and 2 x 3 bed flats
- Site area of 0.15 Ha (0.38 Acres)
- Parking for approx. 15 cars
- Fixed rental increases in 2053, 2078 and 2104
- Central location in affluent town

Lot
45

Auction
18th September 2025

Rent
£8,600 per Annum Exclusive

Status
Available

Sector
Residential, Ground Rent

Auction Venue
Live Streamed Auction

Location

Miles
Roads
Rail
Air

11 miles south of Sevenoaks, 30 miles north of Eastbourne, 40 miles south of London
A21, A26, A264, M25 (Junction 5)
Tunbridge Wells Railway Station (approx. 40 mins to London Bridge)
London Gatwick Airport, London Heathrow Airport

Situation

Tunbridge Wells is an affluent and popular commuter town in the heart of Kent. The property is situated at the junction of Calverley Road and Garden Street some 50 metres from Royal Victoria Place shopping centre, 600 metres north-east of Tunbridge Wells Railway Station and adjacent to a series of attractive terraced houses.

Tenure

Freehold.

Description

The property comprises a substantial apartment building providing 24 flats, 7 x 1 bedroom, 15 x 2 bedroom and 2 x 3 bedroom flats. The property benefits from a site area of 0.15 Ha (0.38 acres) and vehicle access via Garden Street.

VAT

VAT is not applicable to this lot.

DISCLAIMER
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Tenancy & Accommodation

Address	Use	Term	Rent p.a.x.	Reviews
Flats 2, 3, 7, 10, 14, 17, 21	1 bed flat	999 years from 01/01/2004	£1,400 (£200 per flat)	Rising to £400 in 2053 Rising to £800 in 2078 Rising to £1,600 in 2104 (per flat)
Flats 4, 5, 6, 9, 11, 12, 13, 15, 16, 18, 19, 20, 22, 23, 24	2 bed flat	999 years from 01/01/2004	£6,000 (£400 per flat)	Rising to £800 in 2053 Rising to £1,600 in 2078 Rising to £3,200 in 2104 (per flat)
Flats 1, 8	3 bed flat	999 years from 01/01/2004	£1,200 (£600 per flat)	Rising to £1,200 in 2053 Rising to £2,400 in 2078 Rising to £4,800 in 2104 (per flat)
Total			£8,600 (1)	

(1) Under the terms of the leases, the one bedroom flats are producing £100 p.a.x., the two bedroom flats are producing £200 p.a.x. and the three bedroom flats are producing £300 p.a.x until December 2027. The Seller will 'top-up' the rent from completion of the sale until the fixed rental increase in 2028. Therefore the property will effectively produce £8,600 from completion of the sale.

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2024

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