



R O Y A L  
C O N N A U G H T  
P A R K

*An exclusive development of luxury homes*

B U S H E Y , H E R T F O R D S H I R E

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## *Royal Connaught Park*

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# United Kingdom

## *The Great Britain & Northern Ireland*



The **United Kingdom of Great Britain and Northern Ireland** Known as the **United Kingdom**, the **UK** or **Britain** is a sovereign Country located off the northwestern coast of Europe.

Total population of the United Kingdom in 2008 was **61,383,000 million** people, England's population in mid-2008 was estimated to be **51.44** million.

London is the capital of UK with **7,615,000** Million Population.

**2.3** million net migrants moved to the UK in the period 1991 to 2006. In 2008 it was predicted that migration would add **7** million to the UK population by 2031.

The UK economy considers as the world's Sixth largest economy by nominal GDP and the Sixth largest by Purchasing Power Parity.



# UK Real Estate Market

*Best real estate market across Europe*



UK Real Estate market is one of the best real estate markets across Europe because of its growing real estate demand and stability in rental yields.

The prices of apartments in London and its environs raised by **113%** over the past 20 years, and similarly rural home prices by **37%** during the same period, agricultural land prices has increased by **164%**.

Although the financial crisis affected the world real estate market during the last period however, the UK Real Estate market was among the first markets recovering.



Sales of homes in the first quarter of 2010 increased by **28%** compared with the same period last year, with **182,000** houses compared to **131,000** during the same period in 2009.

The overseas investors accounted for **30%** of the total property movement in UK who were attracted by devaluation of the pound sterling to its lowest level since 1996.

Source: Knights frank Index



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# Signs of Real Estate Recovery

*Best real estate market across Europe*

Annual house price change in England and Wales has remained positive for six months in a row, with a movement of 8.5% in April. This is the highest annual change figure recorded since September 2007.

A positive monthly figure of 0.2% increases the average property value to £165,596.

Sales volumes averaged 53,137 per month from November 2009 to February 2010. In comparison to this, during the same months the year before, the figure stood at 32,089.



Index	265.3
Average price	£165,596
Monthly change	0.2%
Annual change	8.5%

Positive annual and monthly changes with movements of 8.5 per cent and 0.2 per cent respectively.

Source: Land Registry House Price Index



# Signs of Real Estate Recovery

## *Average annual price change*

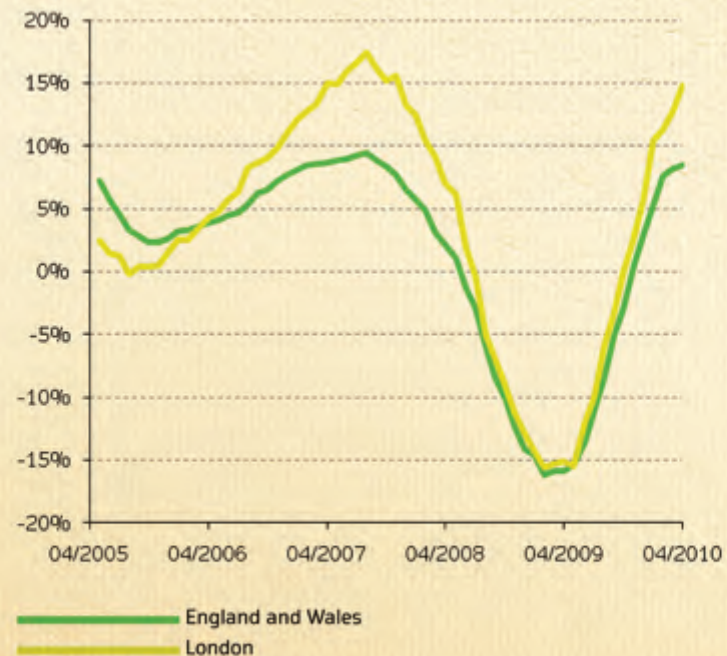
The data for April shows a continued rise in the capital's annual house price change, with a movement of 14.8%. This is the seventh consecutive month in which annual change has been above zero.

While London's annual change mirrored that of England and Wales for quite some time, the capital's growth rate is now overtaking steadily.

The monthly change in London is 1.6%, bringing its average property value to £341,487. In comparison to this is the average for England and Wales, which stands at £165,596.



## Average annual change in residential property prices



# Signs of Real Estate Recovery

*Best real estate market across Europe*



## Sales volumes by price range (London)

The number of properties sold in London for over £1 million increased by 190% between February 2009 and February 2010, from 86 to 249.

Price range (£)	February 2010	February 2009	Difference
Under 50,000	-	-	n/a
50,001 – 100,000	63	39	62%
100,001 – 150,000	401	259	55%
150,001 – 200,000	844	651	30%
200,001 – 250,000	1,411	782	80%
250,001 – 300,000	615	323	90%
300,001 – 400,000	1,106	459	141%
400,001 – 500,000	552	236	134%
500,001 – 600,000	236	82	188%
600,001 – 800,000	282	134	110%
800,001 – 1,000,000	166	69	141%
1,000,001 – 1,500,000	143	42	240%
1,500,001 – 2,000,000	52	20	160%
Over 2,000,000	54	24	125%
<b>Total</b>	<b>5,925</b>	<b>3,120</b>	<b>90%</b>



# The Developer

*Comer Homes Group*

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The Comer Homes Group is a leading property developer in both the UK and Europe. Over the years, the company has acquired a special expertise in creating quality homes of great charm, character and distinction.

Extensive research is conducted to identify and then acquire landmark buildings that can be transformed internally into state-of-the-art living spaces whilst sympathetically restoring, preserving and enhancing the original, often unique architecture and landscaped grounds

The Group of Companies Consists of :

## **COMER HOMES**

| Superior quality residential homes in the south of England

## **COMER LEISURE**

| Health & fitness centers located in highly populated locations

## **COMER OFFICE PARKS**

| Premium office space close to excellent transport infrastructure

## **COMER RETAIL PARKS**

| Substantial retail sites across Europe let to blue-chip tenants

## **COMER RESIDENTIAL CARE & RETIREMENT HOMES**

| A new high growth division

## **COMER HOTELS**

| Quality hotels across Europe



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# The Exclusive Agent

*Top Real Estate Group*



Top Real Estate Group (TREG) , a Kuwaiti leading marketing and consultancy company, provides marketing plans and direct sale services to local, regional and international real estate companies and firms in the GCC , Middle east and UK .

TREG has a broad professional reach across the entire GCC region and most of Middle East countries, with agents dedicated to offering each client a customized personal Service.

The Group with its agents in the GCC sold more than twenty exclusive projects and hundreds of nonexclusive projects, through different ways of marketing such as:

- Direct sales through the group and agents client data base.
- Participating in most of Real Estate exhibitions in the region.
- Advertising campaigns in Newspapers, outdoor and Magazines.
- Press Release campaigns.



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# Bushey Village

## *Royal Connaught Park*

The picturesque village of Bushey is nearby with its small but distinctive shops, pubs, restaurants and bars.

For more extensive shopping, neighboring Watford is home to the Harlequin Centre, one of the UK's largest shopping malls hosting over 130 individual stores.

The local area is also abundant with good schools (both private and public) including Haberdashers' Aske's, Queens' School and Watford Grammar all within easy commuting distance and serviced by reliable public transport links.

The Purcell School, a specialist school for gifted young musicians, is situated across the road from Royal Connaught Park and one of Britain's leading independent boarding schools, Harrow School, is just under 5 miles away.

For lovers of fine cuisine there is plenty of choice close to Royal Connaught Park. Visit a selection of informal restaurants in Watford's burgeoning Café Quarter or alternatively pay a visit to The Grove, a five star spa hotel, renowned far beyond the locale for its choice of outstanding restaurants.



# The Project

*Royal Connaught Park*



Royal Connaught Park - A unique development of luxury apartments set within a Grade II listed building and with over 100 acres of mature parkland. Owning a home at Royal Connaught Park is a unique opportunity to enjoy luxurious living in a superb historical setting.



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# The Project

## *Royal Connaught Park*

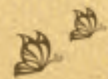
A Grade II listed complex, Royal Connaught Park was until recently occupied by The International University-Europe, and for 70 years prior to that it was home to The Royal Masonic School for Boys.

The original buildings were designed by the Victorian architects Gordon, Lowther & Gunton, and the foundation stone was laid by Queen Victoria's son The Duke of Connaught.



Today this magnificent collection of buildings still enjoys superb views across its own 100 acres of mature landscaped grounds and retains its original atmosphere of seclusion and quiet dignity.

To own a luxury home in such an architectural gem is a rare privilege and that privilege is now available to anyone who wants to invest in luxury and seclusion in a beautiful English setting.



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# The Project

## *Royal Connaught Park*

Royal Connaught Park is a remarkable architectural and landscaping achievement to which has been added an imaginative and luxurious mix of conversions and new apartment homes. Approached through impressive entrance gates, a historic clock tower sits within JFK House, the signature building at Royal Connaught Park and named as a tribute to the Kennedy family who once resided nearby during the Second World War.

No two dwellings at Royal Connaught Park are alike and each has been individually designed with unstinting attention to craftsmanship using only premium materials selected to complement the quality of the original buildings. A large underground car park for residents is a vital but discreet additional facility that makes no visual impact upon the harmony of the grounds.

Twenty four hour on-site security adds peace of mind to the long list of benefits of living at Royal Connaught Park, now perhaps the most prestigious residential address in sought-after Bushey.



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# Distances

## *Royal Connaught Park*

- 05 minutes to Bushey station
- 09 minutes to M1 & M25 motorway
- 10 minutes to Watford Town centre
- 20 minutes to Euston by train\*
- 30 minutes to Heathrow Airport
- 36 minutes to West End by train & tube



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# Project Overview

## *Royal Connaught Park*



The Project in its first phase Consists of 6 Building , each consists of different Apartment types varies from 1 bed room to 4 bedrooms with a unique view for each unit.

The Project has one main Entrance in front Of JFK Building and secondary entrance to the west .



# RCP Features and Services

*Royal Connaught Park*



## **Common Facilities:**

- 100 acres of mature parkland
- Health and fitness club with pool
- Communal landscaped gardens
- Private gated development
- Courtesy shuttle coach to station
- 24 hour on site security and CCTV
- Designated parking
- Video entry phone system



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# RCP Features and Services

*Royal Connaught Park*

## **Apartments:**

Each apartment is designed and finished to the highest specification – en suite to master bedroom; classic, premium-quality furnishing; and ergonomic spacious kitchens fully equipped with the latest integrated appliances.

The result is luxurious modern interior design that perfectly complements the traditional quality of the architectural surroundings.

Magnificent apartments sensitively incorporated into a listed building and in a setting of outstanding natural beauty – an irresistible combination



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# RCP Features and Services

*Royal Connaught Park*

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## **General:**

- Gas central heating
- Under floor heating to hallways and lounge
- High level acoustic insulation
- Contemporary radiators
- Telephone and multichannel TV points to all main rooms
- Porcelain/granite tiled flooring to living areas
- Quality carpets to bedroom
- Chrome finishes to light switches and power points
- Mood lighting
- En suite to master and selected bedroom
- 10 year Premier Guarantee to all apartments
- Skirting and architraves to match existing
- Gas fires



# RCP Features and Services

*Royal Connaught Park*

## Kitchens:

- Poggenpohl fully fitted kitchens with Miele appliances (or similar)
- Waste disposal unit
- Granite/stone worktops
- Gas hob
- Stainless steel hood
- Integrated double oven
- Integrated microwave, washer/dryer, dishwasher (to selected apartments)
- Integrated American style fridge/freezer (to selected apartments)
- Stainless steel one and half bowl sink
- Champagne cooler (to selected apartments)
- Ice maker and water cooler
- Coffee maker



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# RCP Features and Services

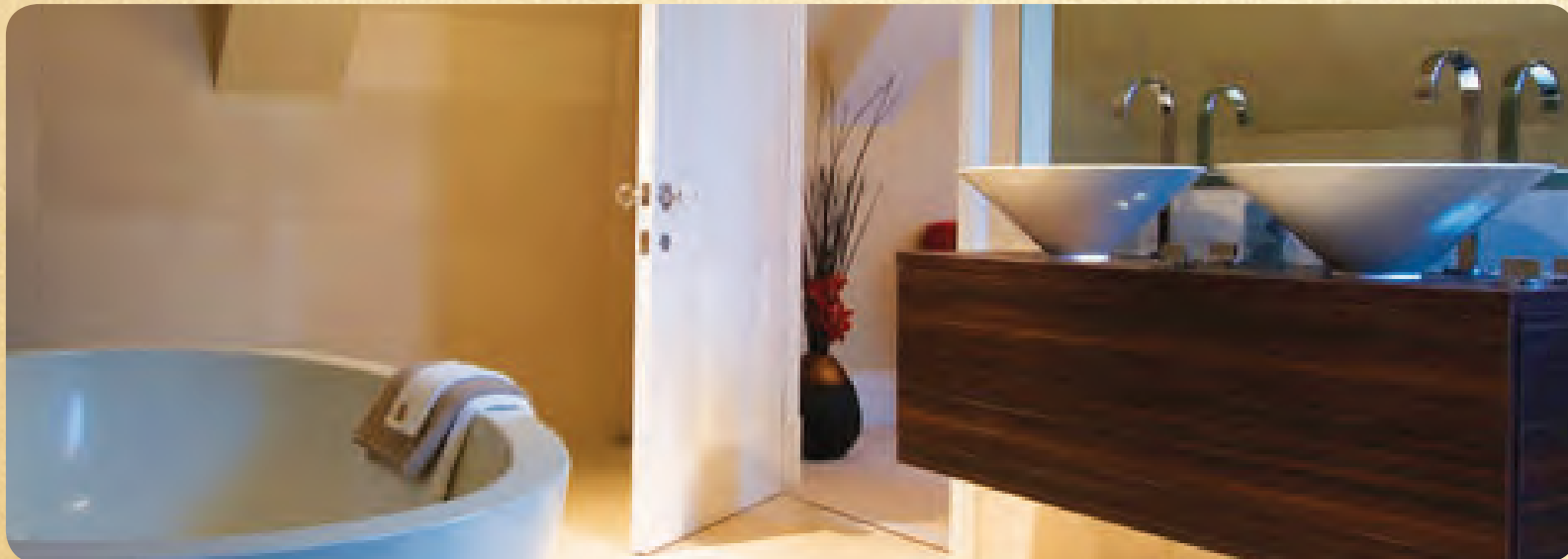
*Royal Connaught Park*

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## **Bathrooms**

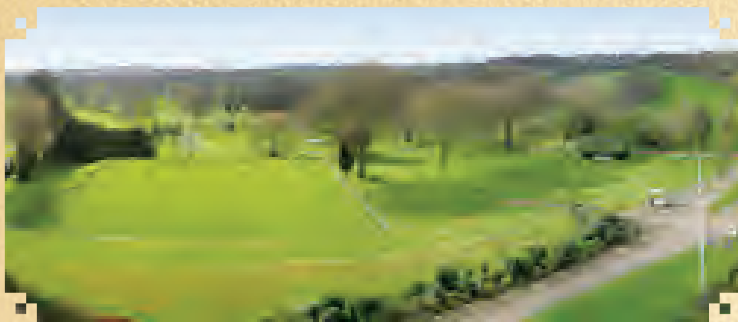
- Electric heated towel rails
- Power shower
- Limestone/porcelain tiled walls
- Luxury sanitary ware



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# RCP Features and Services

*Royal Connaught Park*



## Entertainment

Royal Connaught Park residents can exercise at their own pace in the private on-site health and fitness centre. Appointed with the latest state-of-the-art fitness equipment, the centre puts a top quality facility right on your doorstep. The health and fitness centre will include:

- Heated swimming pool
- Steam room
- Massage and natural beauty treatments
- Sauna
- Luxury changing rooms
- Café/bar
- Dance and aerobics studio
- Gymnasium

If you prefer a relaxing stroll or a brisk walk, there are over 100 acres of mature parkland to enjoy while, a short drive from Royal Connaught Park, lies the beautiful Aldenham Country Park with its lakeside walks, a nature reserve and a sailing club.

Golfers will appreciate the proximity of Royal Connaught Park to The Grove and its 18 hole championship golf course – widely regarded as one of the finest new golf courses in Europe.

Just a short stroll away and situated adjacent to Royal Connaught Park, Bushey Hall Golf Club (the oldest golf club in Hertfordshire) provides a perfect local setting for one of the world's most popular games.



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# The Prices

*Royal Connaught Park*

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## Average Price

FLAT TYPE	FLAT SIZE M2	PRICE £
1 bedroom	66	399,000
2 bedroom	124	779,000
3 bedroom duplex	175	879,000
4 bedroom duplex	216	1,199,000



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# Payment

*Royal Connaught Park*

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## Payment Plan

PAYMENTS	AMOUNT %	DURATION
1st Installment	10%	On Signing the Agreement
2nd Installment	90%	On Agreement Completion



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# Type Of Investment & Car Parking :

*Royal Connaught Park*

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## **Type Of Investment :**

Lease Hold 125 years .

## **Car Parking :**

- Designated car parking plus ample visitor parking
- 1&2 bedrooms flat 2 parking.
- 3&4 bedrooms flat 3 parking.



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# Charges & Annual fees

*Royal Connaught Park*

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- Service Charge** : 0 for 1 bed unit per year.  
£ 2,925 for 2 bed unit per year.  
£ 3,425 for 3 bed unit per year.  
£ 3,850 for 4 bed unit per year.
- Registration Fees** : Paid by the buyer on the time of registration.
- Stamp Duty** : Paid by the buyer.
- Counsel Fees** : Approx. £1,600 per year



For sales enquiries call



مجموعة توب العقارية  
**TOP REAL ESTATE**  
Marketing & Consultancy

P.O.Box : 6258 Salmiya 22075 Kuwait , Zahra Complex - 7th Floor - Office no.29  
Telephone : +965 257 57 871/2/3 - Facsimile : +965 257 57 874  
Email : info@toprealestategroup.com - Website : www.toprealestategroup.com

Royal ConnaughtPark, The Avenue, Bushey, HertfordshireWD232LW  
[www.royalconnaughtpark.com](http://www.royalconnaughtpark.com)



PrincessPark Manor  
Friern Barnet Road, London N113FL

Tel: +44(0) 20836 12424 Fax: +44(0) 20836 1856  
[www.comehomes.co.uk/info@comehomes.co.uk](http://www.comehomes.co.uk/info@comehomes.co.uk)