



squire | estates

Selden Hill  
Hemel Hempstead, HP2 4TN

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## Selden Hill, Hemel Hempstead

Squire Estates would like to introduce you to this beautiful apartment in Bryanston Court located in Hemel Hempstead town centre.

This amazing TWO BEDROOM, TWO BATHROOM apartment is on the fourth floor, it has a spacious hallway, really good size kitchen with Bosch appliances located in an open plan kitchen / lounge area, two good double bedrooms one with an en suite shower room and a family bathroom. Also benefits from one allocated parking space.

Available 18/11/24

## Features

- Built to a high specification
- Two big bedrooms
- 1 parking place
- Zanussi appliances
- Two bath/shower rooms
- Available from 18/11/24
- Bike store
- Council Tax Band - D
- EPC - B

## To Book a Viewing

Please contact Squire Estates on 01442 233533.

Please note we have not tested any apparatus, fixtures, fittings, or services. Interested parties must undertake their own investigation into the working order of these items. All measurements are approximate and photographs provided for guidance only.



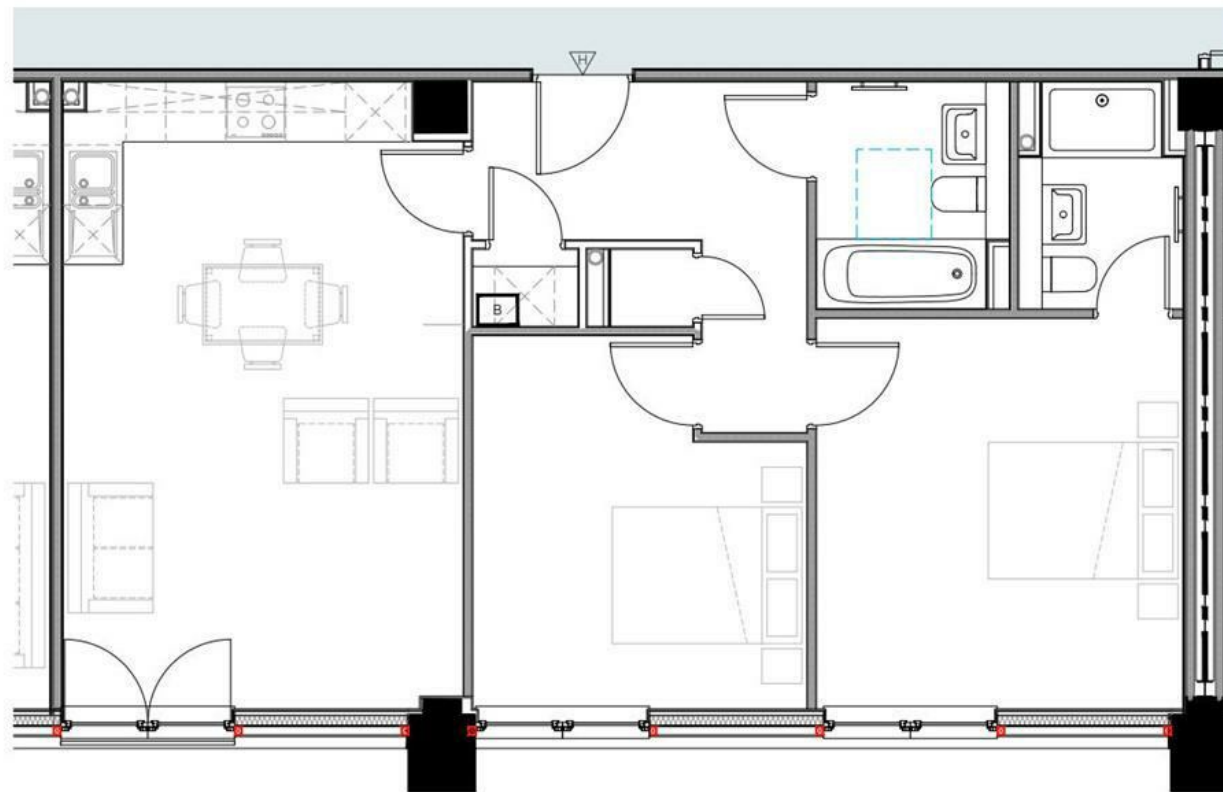
Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
92 plus) A		
(81-91) B	84	84
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales		EU Directive 2002/91/EC

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 CONTRACTORS ARE TO CHECK ALL LEVELS AND DIMENSIONS BEFORE WORK COMMENCES ON SITE AND ANY DISCREPANCIES ARE TO BE REPORTED TO FRONT ARCHITECTURE.  
 DO NOT SCALE, WORK TO FIGURED DIMENSIONS ONLY.



**MEP DESIGN**  
 This drawing should be read in conjunction with the drawings and specifications produced by RS MEP Design Ltd. This drawing should be used for setting out purposes only.

**PARTY WALLS**  
 Ensure sockets and switches are not located back to back on party walls, and staggered by at least one bay of studwork, alternative socket positions are shown in grey.



FLAT TYPE H  
 ELECTRICAL SETTING OUT PLAN  
 FLAT 11 SHOWN, ALL OTHER TYPE H FLATS SIMILAR.  
 [SCALE 1:50 @A3]

PROJECT:	BRYANSTON COURT SELDEN HILL, HEMEL HEMPSTEAD HP2 4TN	CLIENT:	KELLY CONTRACTORS UK LTD	CONSTRUCTION ISSUE	DC
DRAWING TITLE:	FLAT TYPE H ELECTRICAL SETTING OUT	PROJECT NO.:	18.505	REVISION:	C1
		DATE:	19.JUNE.2018	DRAWING NO.:	H
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