



Selden Hill  
Hemel Hempstead, HP2 4ZD

squire | estates

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## Selden Hill, Hemel Hempstead

This almost new apartment is 71sq and benefits from a car parking space 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 kitchens 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, Must be viewed to be appreciated.

Available 08/07/2025

### Features

- High specification large TWO bedroom apartment in the development
- Must view
- En suite to bedroom one
- Kitchen with Bosch appliances
- Digitally controlled heating
- Available 08/07/2025
- Great views over Hemel Hempstead

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

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DO NOT SCALE, WORK TO FIGURED DIMENSIONS ONLY.

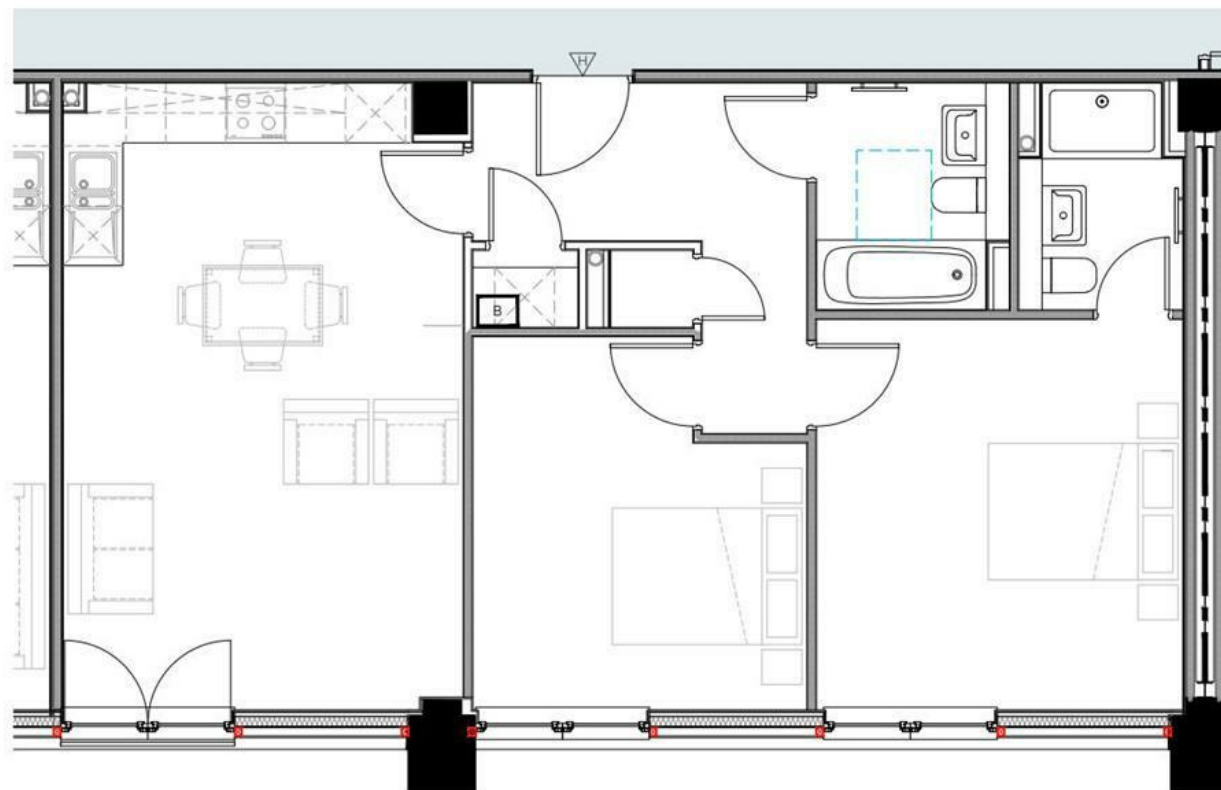


#### MEP DESIGN

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  
DRAWING TITLE:  
FLAT TYPE H  
ELECTRICAL SETTING OUT

BY	19.07.2018	CONSTRUCTION ISSUE	DC
REV	DATE	AMENDMENT	DRWING
PROJECT NO.	18.505	REVISION	C1
DATE:	19.JUNE.2018	DRAWING NO.	
<b>FRONT.</b>		8 SOUTH STREET, ROCHFORD, ESSEX. SS4 1BG TEL: +44 (0)1700 891 419   EMAIL: HELLO@FRONT-ARCHITECTURE.CO.UK	

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