



Selden Hill  
Hemel Hempstead, HP2 4TN

squire | estates

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## Selden Hill, Hemel Hempstead

This fantastic ONE bedroom brand new apartment in Bryanston Court - must been seen. It boasts an open plan modern kitchen/ lounge, a utility cupboard, good size double bedroom and a well fitted bathroom.

The Bryanston Court apartments are set in the heart of Hemel Hempstead town centre. Every apartment is finished to a high specification with excellent attention to detail. The building provides two lifts, an onsite managers office, cycle store, smart parcel drop box facility.

Please to call to view 01442 233533

Available 8th October 2025

## Features

- BRAND NEW
- High Spec
- One bedroom
- Zanussi Appliances
- Bike Store
- Available 08/10/2025
- EPC Rating B
- Council Tax Band C
- Holding Deposit £244

## To Book a Viewing

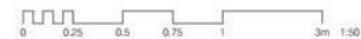
Please contact Squire Estates on 01442 233533.

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		
(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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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.

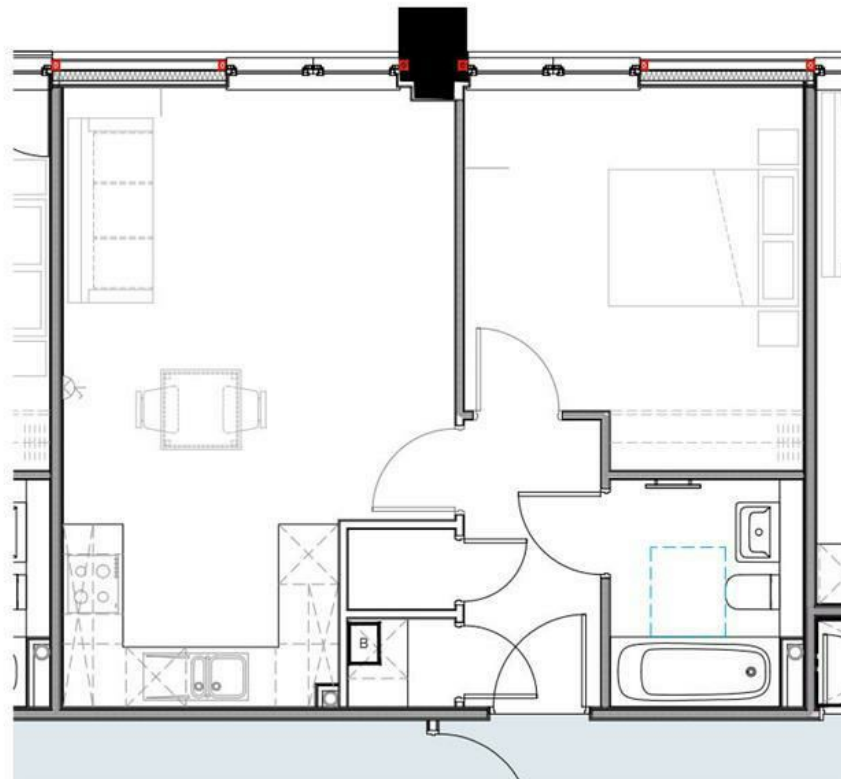


#### MEP DESIGN

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.



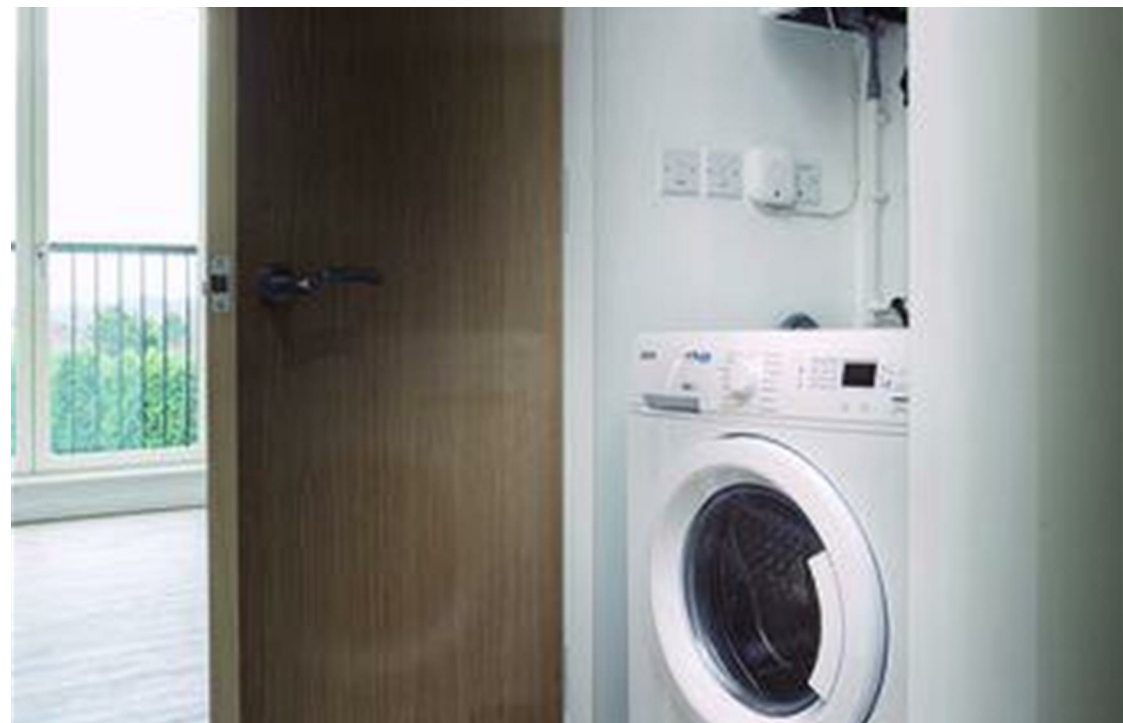
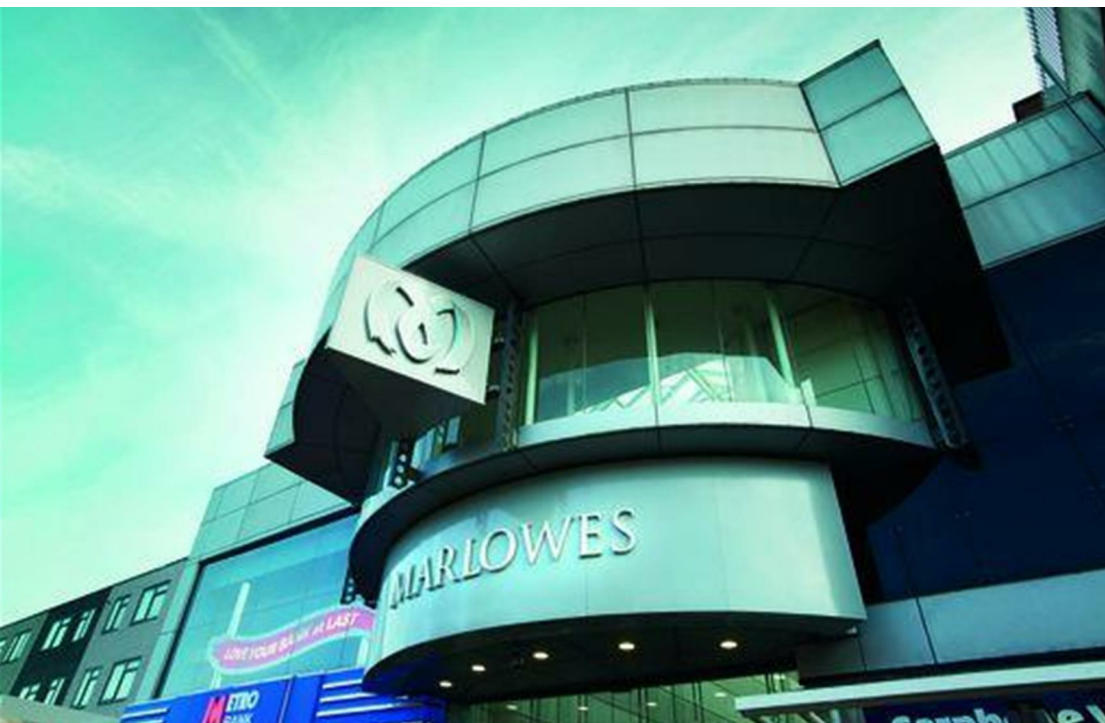
IMPORTANT NOTE:  
BATHROOM LAYOUT TYPE 4, DWG.433 IS TO BE USED TO,  
FLATS 13, 17, 37, 41, 61, 66, 85, 89, 101, 103 ONLY.

FLAT TYPE K  
ELECTRICAL SETTING OUT PLAN  
FLAT 6 SHOWN, ALL OTHER TYPE K FLATS SIMILAR.  
[SCALE 1:50 @A3]

PROJECT:  
**BRYANSTON COURT**  
SELDEN HILL, HEMEL HEMPSTEAD HP2 4TN

CLIENT:  
KELLY CONTRACTORS UK LTD  
DRAWING TITLE:  
FLAT TYPE K  
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.	K
FRONT. 8 SOUTH STREET, ROCHFORD, ESSEX. SS4 1BG TEL: +44 (0)1700 891 419   EMAIL: HELLO@FRONT-ARCHITECTURE.CO.UK			



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