



**81 Bryanston Court, Hemel Hempstead, Hertfordshire HP2 4TN**  
**£1,230 PCM**

squire | estates

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Located in central Hemel Hempstead and larger than most, this apartment offers **TWO DOUBLE BEDROOMS** and **TWO BATHROOMS @ 743 sq ft**

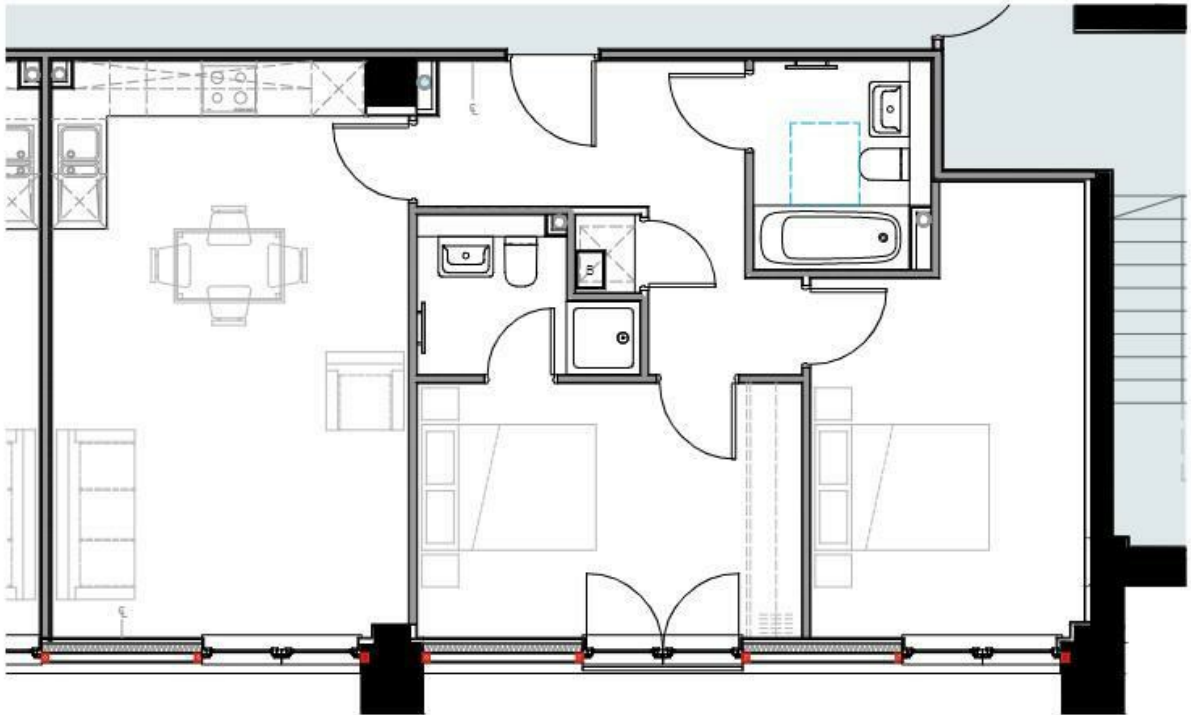
The apartment has a spacious hallway, really good size kitchens with Bosch appliances located in an open plan kitchen / lounge area, two good double bedrooms one with an en suite shower room and a family bathroom.

Benefiting from one allocated parking space and a lift in the building the apartments are finished to a high specification. Available 06/05/2022









FLAT TYPE N  
ELECTRICAL SETTING OUT PLAN  
FLATS 9, 33, 57, 81 [AS DRAWN].  
[SCALE 1:50 @A3]

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**MEP DESIGN**  
This drawing should be read in conjunction with the drawings and specifications produced by M2 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 studs. Alternative socket positions are shown in grey.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b> EU Directive 2002/91/EC		
Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
<b>England &amp; Wales</b> EU Directive 2002/91/EC		

PROJECT:	BRYANSTON COURT SELDEN HILL, HEMEL HEMPSTEAD HP2 4TN	SUBJECT:	KELLY CONTRACTORS UK LTD SIGNIFICANCE: FLAT TYPE N ELECTRICAL SETTING OUT	DATE:	19 JUNE 2015	ORIENTATION:	N
REV:	SCALE	CONSTRUCTION DATE:	CONTRACTOR:	PROJECT NO:	DATE OF ISSUE:	FRONT: 15 SOUTH STREET, ROCHFORD, ESSEX, SS4 1SD TEL: +44 (0)1274 251143   WWW.WELDONTECHNICALSERVICES.CO.UK	