



51 Bryanston Court, Hemel Hempstead, Hertfordshire HP2 4TN
£860 PCM

squire | estates

This fantastic studio apartment with a separate bedroom area in Bryanston Court - must be seen. The apartment is located on the second floor and boasts an open plan modern kitchen/ lounge, good size double bedroom area that is semi open plan to the lounge 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.

Available from 17/01/23



BRYANSTON





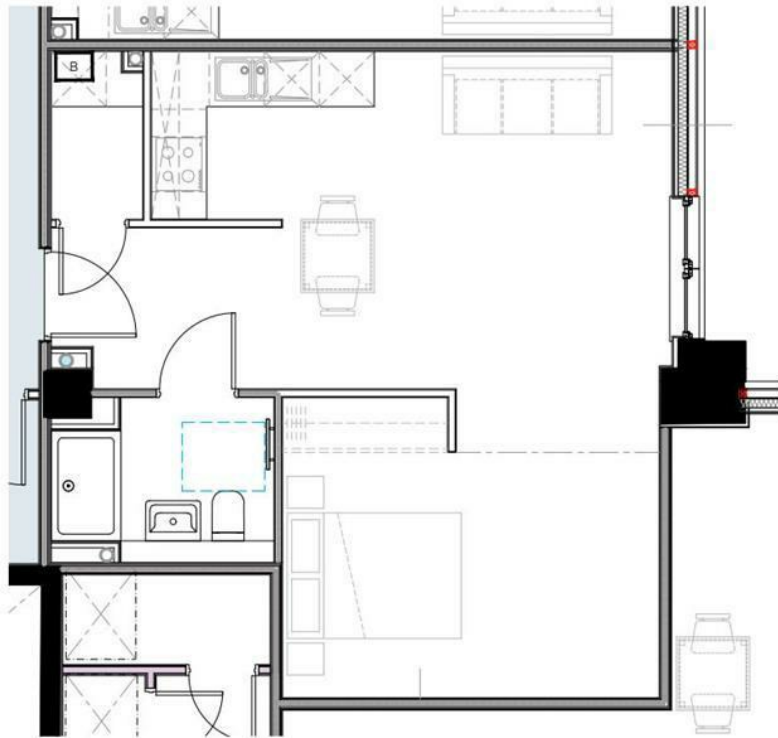


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 DO NOT SCALE, WORK TO FIGURED DIMENSIONS ONLY.



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 I
 ELECTRICAL SETTING OUT PLAN
 FLATS 27, 51, 75, 99 [AS DRAWN].
 [SCALE 1:50 @A3]

| 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 | | |
| Environmental Impact (CO ₂) Rating | | |
| | Current | Potential |
| Very environmentally friendly - lower CO ₂ emissions | | |
| (92 plus) A | | |
| (81-91) B | | |
| (69-80) C | | |
| (55-68) D | | |
| (39-54) E | | |
| (21-38) F | | |
| (1-20) G | | |
| Not environmentally friendly - higher CO ₂ emissions | | |
| England & Wales EU Directive 2002/91/EC | | |

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

CLIENT:
 KELLY CONTRACTORS UK LTD
 DRAWING TITLE:
 FLAT TYPE I
 ELECTRICAL SETTING OUT

| REV. | DATE | AMENDMENT | BY |
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| 01 | 19/06/2018 | CONSTRUCTION BILL | SR |
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DATE:
 19 JUNE 2018
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