



**70 Bryanston Court Selden Hill, Hemel Hempstead, Hertfordshire
HP2 4TN**

squire | estates

This fantastic ONE bedroom brand new apartment in Bryanston Court - must be seen. The apartment is available now, 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.

Secure parking is available at an additional £50pcm.

Please call to view 01442 233533

Available 29/03/22



BUILDING SPECIFICATION

Secure onsite parking,
Cycle store
On-site managers office
Smart parcel drop box facility

APARTMENT SPECIFICATION

Video entry phone system
Polished stainless steel contemporary door furniture
Sun-dried oak flooring
Grey double-glazed windows
Fibre broadband connection to the building
Nest Learning Thermostat
White LED downlights
Modern white sockets/switches
USB points, TV, telephone and SKY Q points
Hard-wired smoke alarms

KITCHEN SPECIFICATION

The modern kitchen area is fitted with both wall and floor units, a premium co-ordinating work surface, Franke sink and mixer tap, built in Zanussi electric oven and ceramic hob with touch control. Built in fridge freezer and dishwasher.

BATHROOM

Modern toilet with built-in cistern and soft close lid
White bathroom suite with chrome mixer taps, modern worktop and sink, thermostatic shower and shower screen to bath
LED mirror with shaver socket and demister function

STORAGE / UTILITY CUPBOARD

Housing a Zanussi washer / dryer

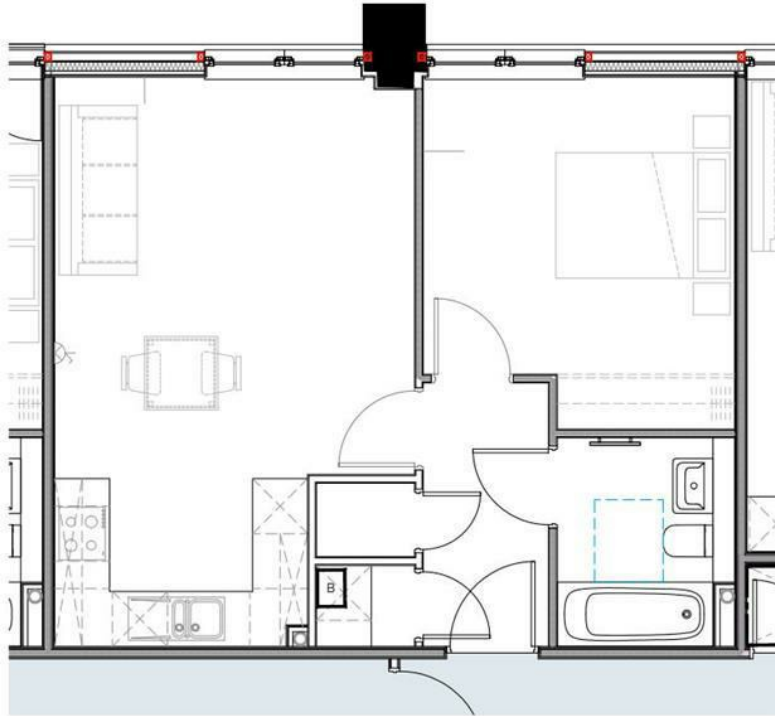


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 DO NOT SCALE, WORK TO FIGURED DIMENSIONS ONLY.



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.



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]

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 K
 ELECTRICAL SETTING OUT

DT	19.07.2018	CONSTRUCTION BILL	DL
REV.	DATE	AMENDMENT	DRAWN
PROJECT NO.	18.505	REVISION	C1
DATE:	19 JUNE 2018		
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