



Bryanston Court  
Hemel Hempstead, HP2 4TN

squire | estates

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## Bryanston Court, Hemel Hempstead

BRYANSTON COURT is a recently built apartment building located in Hemel Hempstead town centre. This one bedroom apartment is 506 sq ft and comprises of a large lounge/ kitchen breakfast room, good size bedroom, bathroom and a large utility cupboard housing a washer / dryer.

The apartment is built to a high specification complete with Bosch appliances in the kitchen and digitally controlled heating system.

Available 08/01/24

## Features

- ONE BED apartment
- Larger than most one bedroom flats
- Kitchen with new Bosch appliances
- Day and night window blinds
- Parking available for £50 pcm
- Available 08/01/24

## 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) <b>A</b>		
(81-91) <b>B</b>	82	82
(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	

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 DO NOT SCALE, WORK TO FIGURED DIMENSIONS ONLY.

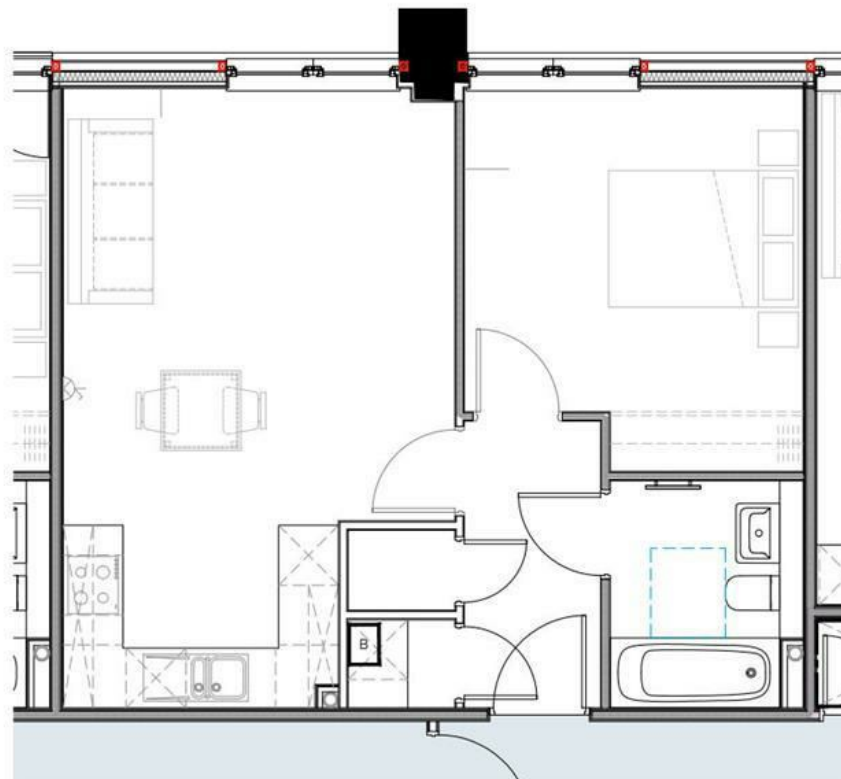


**MEP DESIGN**

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]

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

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

01	19/07/2018	CONSTRUCTION ISSUE	DC
REV.	DATE	AMENDMENT	DRAWN
PROJECT NO.	18_505	REVISION	C1
DATE:	19.JUNE.2018	DRAWING NO.	K
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