



Bryanston Court  
Hemel Hempstead, HP2 4TN

squire | estates

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## Bryanston Court, Hemel Hempstead

This fantastic ONE bedroom apartment in Bryanston Court within walking distance to the TOWN CENTRE 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.

Available from 18/12/23

## Features

- One bedroom
- High Spec
- Bike store
- Zanussi Appliances
- Parking available
- Available from 18/12/23
- EPC - C
- Council tax - C

## 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>	80	80
(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.

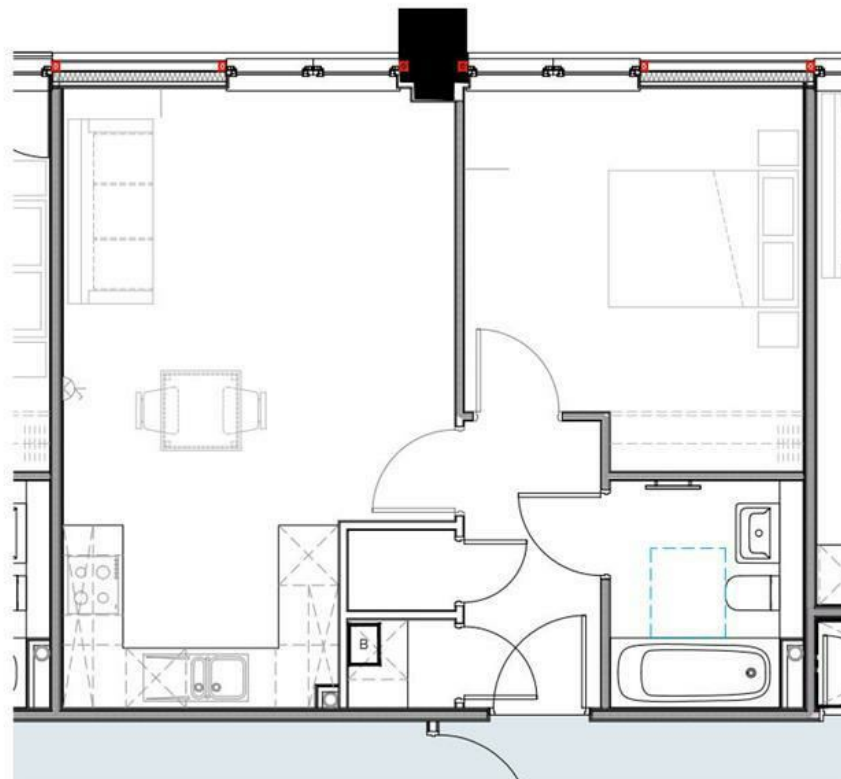


**MEP DESIGN**

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

DT	19/07/2018	CONSTRUCTION ISSUE	DC
REV.		AMENDMENT:	DRAWN
PROJECT NO.	18.505	REVISION:	C1
DATE:	19.JUNE.2018	DRAWING NO.	K
<b>FRONT.</b> 8 SOUTH STREET, ROCHFORD, ESSEX. S54 1BG TEL: +44 (0)1278 89 419   EMAIL: HELLO@FRONTARCHITECTURE.CO.UK			

