



**63 Bryanston Court, Hemel Hempstead, Hertfordshire HP2 4TN**  
**£910 PCM**

squire | estates

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**This fantastic ONE bedroom brand new apartment in Bryanston Court - must be seen. The apartment is located on the first floor and 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.**

**Available from 17/02/22**



### 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.

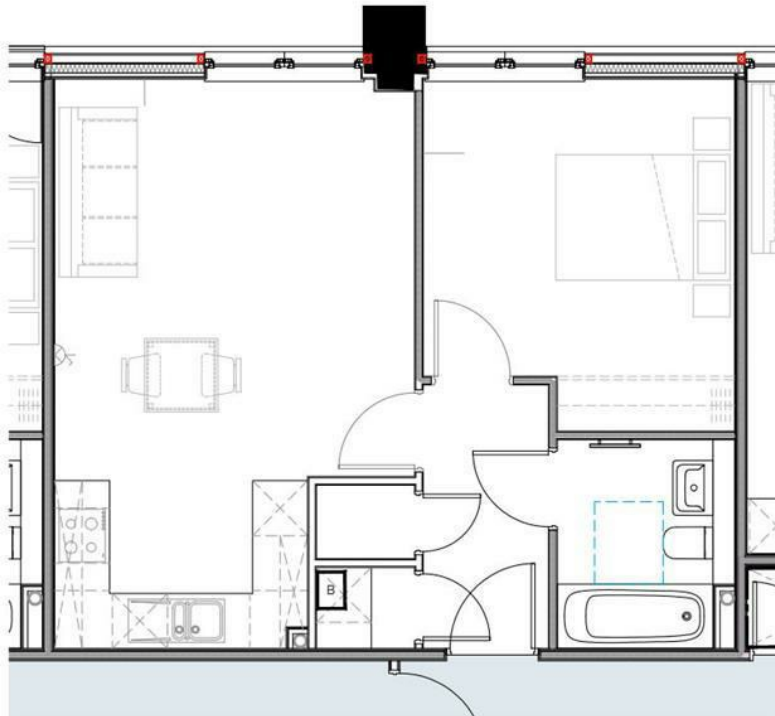
### BATHROOM

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





FLAT TYPE K  
ELECTRICAL SETTING OUT PLAN  
FLAT 6 SHOWN, ALL OTHER TYPE K FLATS SIMILAR.  
[SCALE 1:50 @A3]

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.

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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.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>	<b>82</b>	<b>82</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

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

REV.	DATE	AMENDMENT	DRAWN
01	19.07.2018	CONSTRUCTION BILL	SC
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DATE:  
19 JUNE 2018  
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