



squire | estates

**60 Bryanston Court, Hemel Hempstead, Hertfordshire HP2 4TN**  
**£1,250**

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## HIGH SPEC APARTMENT TOWN CENTRE.

Squire Estates would like to introduce you to a stunning new TWO bedroom apartment in BRYANSTON COURT located in Hemel Hempstead town centre.

This apartment is larger than the average TWO bedroom apartment comprises of a spacious lounge, a fully fitted kitchen with Zanussi appliances, breakfast area, double bedroom and a good size bathroom with high specification fittings. Quality blinds will be fitted at all windows and parking is available.

Available from 25/3/22



### BUILDING SPECIFICATION

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

### GENERAL 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 spacious kitchen area has fitted wall and floor units, a premium Laminate worktop with Franke sink and mixer tap, a built in Zanussi single electric oven, ceramic hob with touch control, extractor fan, Fridge freezer and dishwasher.

### BATHROOM SPECIFICATION

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

### UTILITY CUPBOARD

Large cupboard housing a Zanussi washer / dryer.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(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 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>		
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