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Selden Hill
Hemel Hempstead, HP2 4TN

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Squire Estates would like to introduce you to this stunning high specification TWO bedroom apartment in BRYANSTON COURT set in the heart of Hemel Hempstead town centre, finished to a high specification with excellent attention to detail. The building provides two lifts, an onsite managers office, cycle store, 1 parking space and a smart parcel drop box facility.

The apartment is 74 sqm and comprise of a spacious hallway, TWO DOUBLE BEDROOMS, TWO BATH / SHOWER ROOMS an open plan lounge / kitchen area with a fully fitted kitchen with Zanussi appliances and a utility cupboard housing a washer / dryer. Quality blinds are fitted at all windows.

Available from 05/03/24

Features

- Two bedrooms
- En-suite
- Built to a high specification
- Zanussi appliances
- Bike store
- Two bath/shower rooms
- 1 parking place
- Available from 05/03/24
- 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.



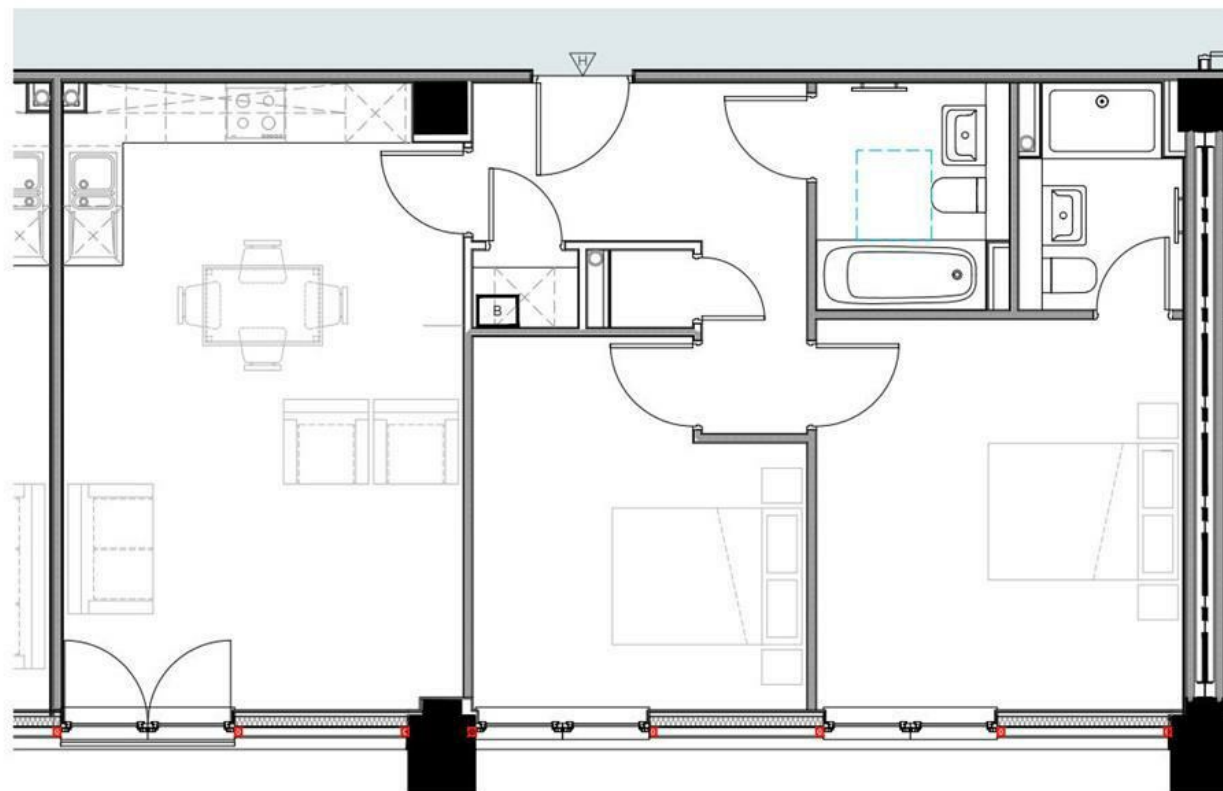
Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B	82	82
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	

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 CONTRACTORS ARE TO CHECK ALL LEVELS AND DIMENSIONS BEFORE WORK COMMENCES ON SITE AND ANY DISCREPANCIES ARE TO BE REPORTED TO FRONT ARCHITECTURE.
 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.



FLAT TYPE H
 ELECTRICAL SETTING OUT PLAN
 FLAT 11 SHOWN, ALL OTHER TYPE H FLATS SIMILAR.
 [SCALE 1:50 @A3]

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

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

DT	19/07/2018	CONSTRUCTION ISSUE	DC
REV.	DATE	AMENDMENT	DRAWN
PROJECT NO.	18.505	REVISION	C1
DATE:	19.JUNE.2018	DRAWING NO.	H
FRONT.		8 SOUTH STREET, ROCHFORD, ESSEX. SS4 1BG TEL: +44 (0)1274 891416 EMAIL: HELLO@FRONT-ARCHITECTURE.CO.UK	



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