



44 Bryanston Court, Hemel Hempstead, Hertfordshire HP2 4TN
£940 PCM

squire | estates

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

This apartment is 635 sq ft and comprises of a spacious lounge with a fully applianced kitchen breakfast area, double bedroom and a good size bathroom.

Every apartment is finished to a high specification with excellent attention to detail. The building provides two lifts, an onsite manager, cycle store and smart parcel drop box facility.

Available from 18/03/22



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.

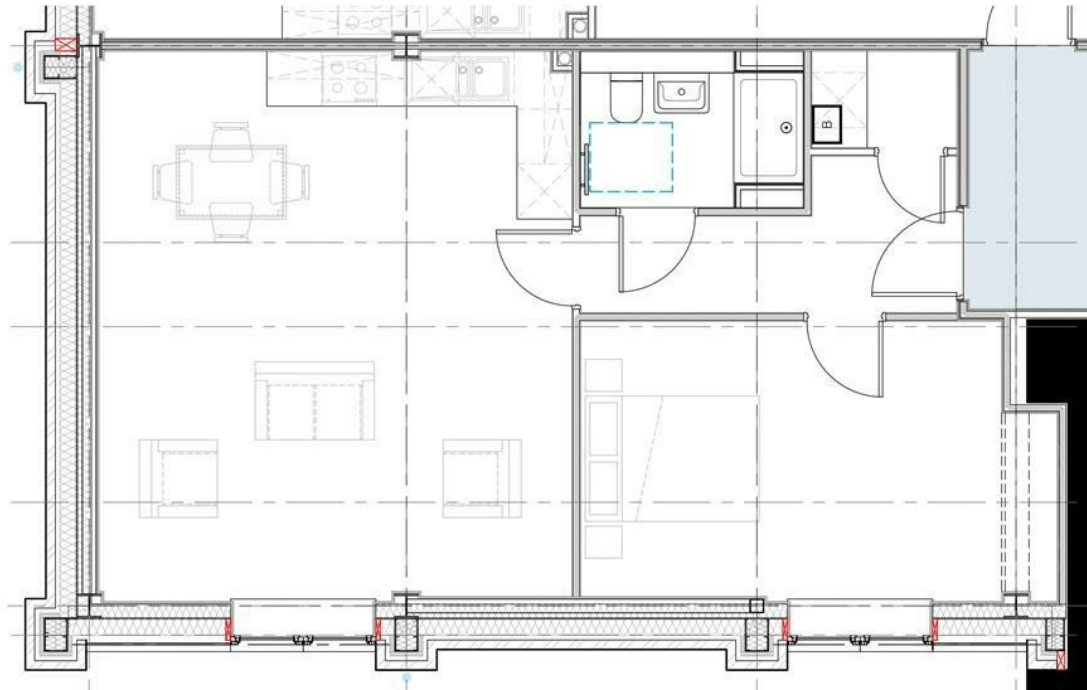
BATHROOM SPECIFICATION

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

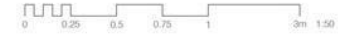
Large cupboard housing a Zanussi washer / dryer.





FLAT TYPE D
ELECTRICAL SETTING OUT PLAN
FLAT 20 SHOWN, ALL OTHER TYPE D FLATS SIMILAR.
[SCALE 1:50 @A3]

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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) A		
(81-91) B	82	82
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales EU Directive 2002/91/EC		
Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales EU Directive 2002/91/EC		

PROJECT
BRYANSTON COURT
SELDEN HILL, HEMEL HEMPSTEAD HP2 4TN

CLIENT
KELLY CONTRACTORS UK LTD
DRAWING TITLE
**FLAT TYPE D
ELECTRICAL SETTING OUT**

DT	DATE	CONSTRUCTION ISSUE	LOC.
REV.	DATE	DESCRIPTION	DRAWN
		PROJECT NO.	
		REVISION	
		DRAWING NO.	
		DATE	
		11.MARCH.2019	
		FRONT.	
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