



squire | estates

899 Bryanston Court, Hemel Hempstead, Hertfordshire HP2 4TN
£1,250 PCM

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

This apartment comprises of a large lounge/ kitchen breakfast room, two bedrooms and a good size family bathroom.

Two **PARKING** space included.

Available from end April 2022



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 SPECIFICATIONS

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) A		
(81-91) B		
(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		
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