



squire | estates

31 Bryanston Court, Hemel Hempstead, Hertfordshire HP2 4TN
£1,205 PCM

squire | estates

Squire Estates would like to introduce you to a stunning new TWO DOUBLE bedroom TWO bathroom apartment in BRYANSTON COURT located in Hemel Hempstead town centre and comprises of a large lounge/ kitchen breakfast room, two double bedrooms the master with an en suite shower room and a good size family bathroom.

All 109 luxury studio, one and two bedroom apartments in this development are available to rent and are finished to a high specification offering larger than average living space with **PARKING INCLUDED**.

Available 13/01/23



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.

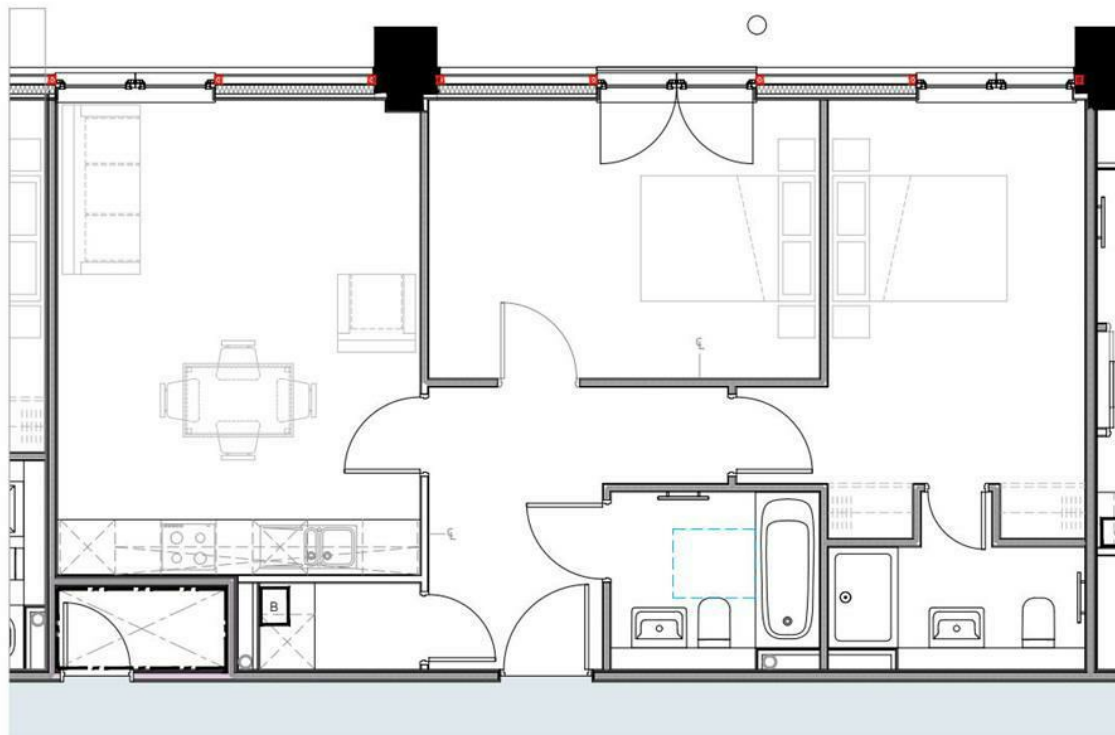
BATHROOM SPECIFICATIONS

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.





FLAT TYPE L
ELECTRICAL SETTING OUT PLAN
FLATS 7, 31, 55, 79 [AS DRAWN].
[SCALE 1:50 @A3]

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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) 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 | | |
| (39-54) E | | |
| (21-38) F | | |
| (1-20) G | | |
| Not environmentally friendly - higher CO ₂ emissions | | |
| England & Wales EU Directive 2002/91/EC | | |

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|----------------|---|--------------|--------------------------|-----------|--------------|--|--|-----|--|
| PROJECT: | BRYANSTON COURT SELDEN HILL, HEMEL HEMPSTEAD HP2 4TN | CLIENT: | KELLY CONTRACTORS UK LTD | DATE: | 19 JUNE 2018 | CONSTRUCTION BILL: | | UP: | |
| DRAWING TITLE: | FLAT TYPE L ELECTRICAL SETTING OUT | PROJECT NO.: | 18.505 | REVISION: | C1 | DRAWING NO.: | | | |
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