



**43 Bryanston Court Selden Hill, Hemel Hempstead, Hertfordshire
HP2 4ZD**

squire | estates

This almost new apartment is 71sq and benefits from a car parking space in BRYANSTON COURT located in Hemel Hempstead town centre

This amazing TWO BEDROOM, TWO BATHROOM apartment is on the fourth floor, it has a spacious hallway, really good size kitchens with Bosch appliances located in an open plan kitchen / lounge area, two good double bedrooms one with an en suite shower room and a family bathroom, Must be viewed to be appreciated.

Available 31/03/22



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

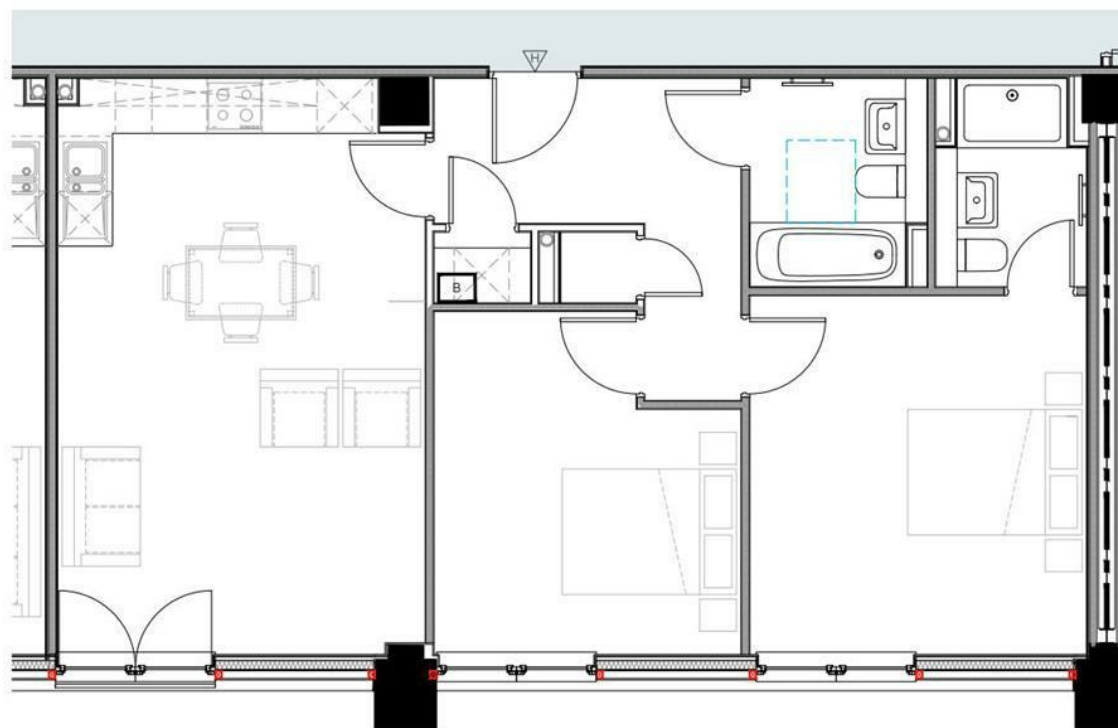
The spacious kitchen area has fitted wall and floor units, a premium Laminate worktop with Franke sink and mixer tap, a built in Zanussi single electric oven, ceramic hob with touch control, extractor fan, Fridge freezer and dishwasher.

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 H
ELECTRICAL SETTING OUT PLAN
FLAT 11 SHOWN, ALL OTHER TYPE H 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	84	84
(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 H
ELECTRICAL SETTING OUT

DT	19.07.2018	CONSTRUCTION ISSUE	DC
REV.	DATE	REVISION	DRAWN
PROJECT NO.	18.505	REVISION	C1
DATE:	19 JUNE 2018		
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