



## Bryanston Court, Town Centre, Hemel Hempstead, HP2

Clements Estate Agents are delighted to offer this luxury one bedroom apartment situated in this sought after development.

Bryanston Court is home to luxury studio, one and two bedroom apartments. Each has been designed with the keenest attention to detail and are finished to the highest standard. Every apartment features modern appliances including washer/drier, fridge/freezer and dishwasher, open plan living spaces and carefully selected fixtures and fittings including video phone entry system, fibre optic connection for the building and Nest thermostat.

Bryanston Court is prominently situated between Selden Hill and St Albans Road close to the Magic Roundabout with good road links to the M1, M25 and A41, making the most of Hemel Hempstead's connections

- LUXURY APARTMENT
- ONE BEDROOM
- EXCELLENT DECORATIVE ORDER
- POPULAR LOCATION
- CLOSE TO THE TOWN CENTRE
- UNFURNISHED
- LIFT
- VIEWING ESSENTIAL

**£1,080 PCM**

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

| Environmental Impact (CO <sub>2</sub> ) Rating                  |                                                                                                                  |           |
|-----------------------------------------------------------------|------------------------------------------------------------------------------------------------------------------|-----------|
|                                                                 | Current                                                                                                          | Potential |
| Very environmentally friendly - lower CO <sub>2</sub> emissions |                                                                                                                  |           |
| (92 plus) <b>A</b>                                              |                                                                                                                  |           |
| (81-91) <b>B</b>                                                |                                                                                                                  |           |
| (69-80) <b>C</b>                                                |                                                                                                                  |           |
| (55-68) <b>D</b>                                                |                                                                                                                  |           |
| (39-54) <b>E</b>                                                |                                                                                                                  |           |
| (21-38) <b>F</b>                                                |                                                                                                                  |           |
| (1-20) <b>G</b>                                                 |                                                                                                                  |           |
| Not environmentally friendly - higher CO <sub>2</sub> emissions |                                                                                                                  |           |
| <b>England &amp; Wales</b>                                      | EU Directive<br>2002/91/EC  |           |