



Bush & Co.

8 Lawrence House, Cambridge - £1,450 PCM

Stunning highly specified second floor one bedroom apartment designed by award winning architects on Histon Road within walking distance of shops, cafes and many local amenities. offering excellent access to the Science and Business Parks, A14 and M11.

Secure Communal Hallway and Stairs

Entrance Hall

Entrance hall with cupboard housing NIBE combined ventilation, heat recovery, water and heating system

Living Room with Kitchen

20'1" x 11'6" (6.13 x 3.51m)
Spacious living room and fully integrated kitchen which includes electric hob and oven, dishwasher, washer-drier and fridge-freezer
Laminate Flooring

Study Area

12'11" x 6'10" (3.96 x 2.09m)
Study area

Bedroom

10'2" x 11'2" (3.10 x 3.41m)
Double bedroom with fitted wardrobe

Shower Room

Contemporary shower room

Key Information

EPC Rating – B
Council Tax Band- B (Cambridge City Council)
Rent – £1450 pcm (£334 pw)
Deposit – £1673
Available unfurnished 23.09.25
Long term tenancy

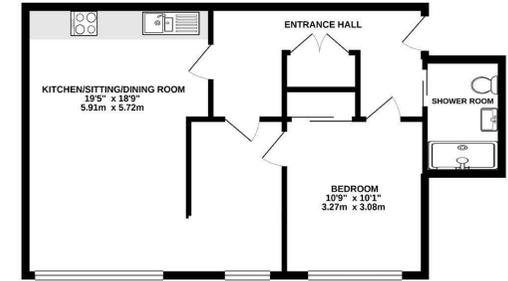
- Smart Unfurnished One Bedroom Second Floor Apartment : 52m2
- NIBE electric MVHR heating and ventilation unit
- Phone Entry System
- Communal Gardens with CCTV
- Electric Underfloor Heating and Double Glazing
- Laminate Flooring Throughout
- Secure Bike Store
- Lift

IMPORTANT NOTICE

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending tenants should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.



SECOND FLOOR
608 sq.ft. (56.5 sq.m.) approx.



TOTAL FLOOR AREA: 608 sq.ft. (56.5 sq.m.) approx.
We advise that this floor plan is for guidance only and does not constitute an offer or contract. It is subject to change without notice and is not intended to be used as a basis for any legal proceedings. The plan is not to scale and is not intended to be used as a basis for any legal proceedings. It is not intended to be used as a basis for any legal proceedings. It is not intended to be used as a basis for any legal proceedings.

Energy Efficiency Rating	
Current	Potential
Vary 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	
84	84
EU Directive 2002/91/EC	
England & Wales	

Environmental Impact (CO ₂) Rating	
Current	Potential
Vary 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	
EU Directive 2002/91/EC	
England & Wales	