



Bush & Co.

6 Lawrence House, Cambridge - £1,650 PCM

Stunning highly specified 51m2 first floor two double bedroom apartment with sunny balcony and 2 ensuite shower rooms on Histon Road within walking distance of shops, cafes and many local amenities. offering excellent access to the Science and Business Parks, City centre, 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 area

19'7" x 16'9" max (5.98m x 5.13m max) Spacious living area with door to rear balcony and fully integrated kitchen with electric hob and oven, dishwasher, washer-drier and fridge-freezer

Bedroom 1

14'1"x 8'7" (4.31x 2.64) Double bedroom with built in wardrobe fitted with hanging space and drawers

Ensuite Shower Room

Modern tiled ensuite shower room

Bedroom 2

14'0" x 9'7" (4.27 x 2.93) Double bedroom with built in wardrobe fitted with hanging space and drawers

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.

Ensuite Shower Room

Modern tiled ensuite shower room

Communal Gardens

Well tended rear communal garden

Key information

EPC Rating – B

Council Tax Band – C

Rent – £1650 pcm (£380 pw)

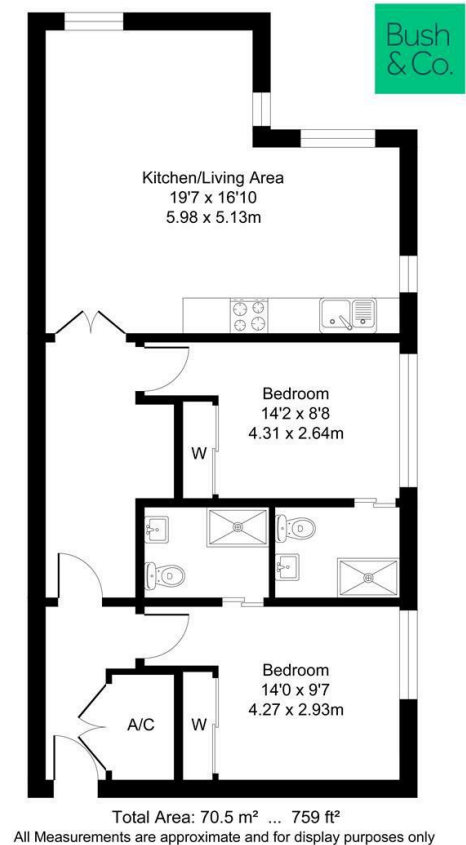
Deposit – £1903

Available unfurnished: now

Long term tenancy

- 2 Bedroom unfurnished apartment
- 2 contemporary ensuite shower rooms
- Laminate flooring throughout
- Electric heating - Nibe combined ventilation, heat recovery, hot water and heating system
- Lift, phone entry system and CCTV
- Locked Cycle Store
- Communal Garden
- Sorry, No Pets Allowed

- Sorry, No Smokers



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	