



Bush & Co.

Flat 5 Lawrence House, Cambridge - £1,700 PCM

Stunning highly specified first floor two bedroom flat (66 sq m) in a modern development 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.

Entrance Hall

Hallway with cupboard containing NIBE HMVR unit

Living Room

16'7" x 14'0" (5.06 x 4.27)
Very spacious, bright living room with wood laminate flooring and kitchen area

Kitchen Area

13'6" x 7'10" (4.12 x 2.39)
Fully integrated modern kitchen with electric hob and oven, microwave, fridge freezer, slimline dishwasher and washer drier

Bedroom 1

8'11" x 11'7" m (2.73 x 3.55 m)
Double Bedroom with fitted wardrobe and laminate flooring

Ensuite Shower Room

Smart, contemporary shower room

Bedroom 2

8'9" x 11'7" (2.68 x 3.55m)
Double bedroom with fitted wardrobe and laminate flooring

Shower Room

Contemporary shower room

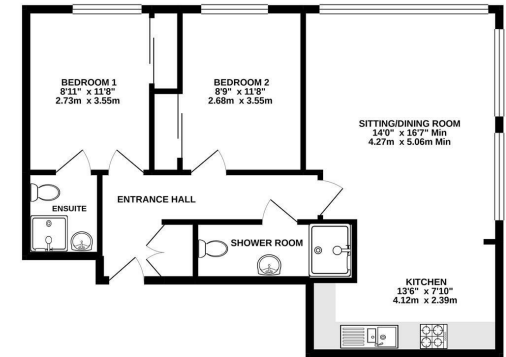
Key information

EPC Rating – B
Council Tax Band – C
Rent – £1700 pcm (£392 pw)
Deposit – £1961
Available unfurnished 18 August 2026
Long term tenancy

- Spacious Modern Two Bedroom Apartment
- Underfloor Heating Double Glazing
- Lift and Phone Entry System
- External Landscaped Communal Garden
- NIBE electric MVHR heating and ventilation unit
- Laminate Flooring Throughout
- Secure Bicycle Store
- CCTV



FIRST FLOOR
714 sq.ft. (66.4 sq.m.) approx.



TOTAL FLOOR AREA: 714 sq.ft. (66.4 sq.m.) approx.
Wherever shown has been made to show the position of the floor and not the actual measurements of the floor. The actual measurements of the floor may vary slightly from the measurements shown on the floor plan. The actual measurements of the floor may vary slightly from the measurements shown on the floor plan. The actual measurements of the floor may vary slightly from the measurements shown on the floor plan.

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	

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 firm's employment has the authority to make or give any representation or warranty in respect of the property.

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