



Bush & Co.

11 Lawrence House, Cambridge - £1,550 PCM

Stunning highly specified third (top) floor one-two bedroom apartment 58m2 in recently built development 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.

Entrance Hall

Entrance hall with cupboard containing the NIBE MVHR unit

Living Room/ Kitchen

18'0" x 13'5" (5.5 x 4.11)  
Spacious living room with door to large sunny terrace and fully integrated kitchen which includes electric hob and oven, dishwasher, washer-dryer and fridge-freezer.

Balcony

18'0" x 7'3" (5.50 x 2.21)  
Large sunny balcony with rooftop views

Bedroom 1

11'8" x 9'1" (3.58 x 2.78)  
Double bedroom with fitted wardrobe,

Study/Bedroom 2

11'10" x 7'10" (3.61 x 2.41m)  
Useful study or bedroom

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.

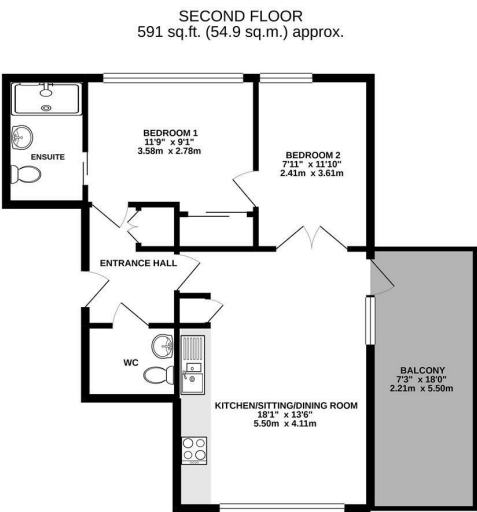
Ensuite Shower Room and Toilet

Contemporary shower room and additional separate toilet.

Key information

EPC Rating – B  
Council Tax Band – B  
Rent – £1550 pcm (£357 pw)  
Deposit – £1788  
Available unfurnished 10th January 2025  
Long term tenancy

- Superb Unfurnished Modern Apartment
- NIBE electric MVHR heating & ventilation system
- Laminate Flooring throughout
- External Landscaped Communal Gardens
- CCTV
- 1 Double Bedroom and Study /bedroom 2
- Underfloor Heating
- Lift and Phone Entry System
- Secure Bicycle Store



TOTAL FLOOR AREA: 591 sq ft. (54.9 sq.m.) approx.  
While every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of floors, ceilings, rooms and any other parts of the development are approximate and subject to the actual construction. The floor plan is provided for guidance only and does not constitute a contract. The tenant is advised to verify the measurements and details of the property before entering into any agreement.

