



Bush & Co.

5 Lauriston Place, Cambridge - £1,400 Per Month

A recently refurbished two bedroom first floor apartment located just off Kings Hedges Road providing good access to the City Centre, Cambridge North Train Station, Science and Business Parks and many local amenities.

Communal Entrance

Secure communal entrance to the front and rear of the block with stairs leading to the first floor apartment

Entrance Hall

Entrance hallway with large storage cupboard housing the boiler

Kitchen

12'4" x 7'4" (3.76 x 2.25)
Modern fitted kitchen with two large windows adding in lots of natural light. The kitchen is equipped with 50/50 fridge freezer, tumble drier, washing machine and electric hob and oven

Living Room

21'5" x 13'5" (6.54 x 4.11)
Spacious living/dining room with access to the kitchen and hallway

Bedroom 1

12'1" x 12'1" (3.70 x 3.69)
Double 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 firm's employment has the authority to make or give any representation or warranty in respect of the property.

Bedroom 2

11'11" x 10'5" (3.65 x 3.18)
Second double bedroom

Bathroom

Tiled bathroom with electric shower over bath and hand basin

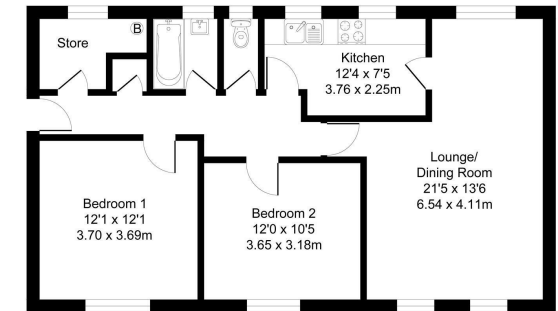
WC

Separate WC

Key Information

EPC Rating – C
Council Tax Band – B (Cambridge City Council)
Rent – £1400 pcm (£323 pw)
Deposit – £1615
Available unfurnished now
Long term tenancy
Off street parking available (no allocated space)

- Two Bedroom Apartment
- Located Just Off Kings Hedges Road
- Unfurnished
- Available Now
- Off Street Parking
- Double Glazing Throughout
- Gas Central Heating
- 70.6 sqm / 761 sqft
- Recently Refurbished
- Great Access To Many Local Amenities



Total Area: 70.6 m² ... 761 ft²
All Measurements are approximate and for display purposes only

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		
EU Directive 2002/91/EC		
England & Wales		

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		
EU Directive 2002/91/EC		
England & Wales		

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