



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

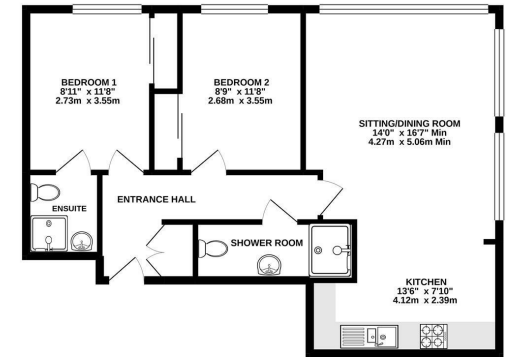
### Key information

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.  
Where any element has been made to exceed the standard of the standard, the measurement of the element shall be based on the area of the element as measured in accordance with the standard. The area of the element shall be based on the area of the element as measured in accordance with the standard. The area of the element shall be based on the area of the element as measured in accordance with the standard.

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	
83	83
England & Wales	

Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> emissions	
EU Directive 2002/91/EC	
England & Wales	

### 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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