



Bush & Co.

5 Lauriston Place, Cambridge - £1,450 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

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

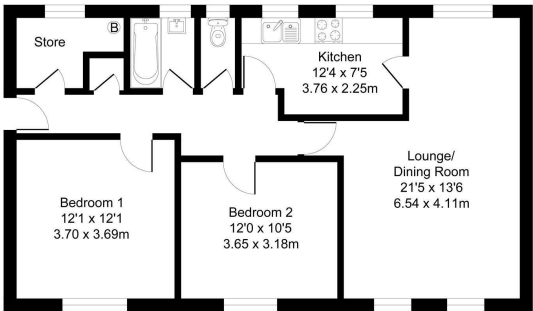
WC

Separate WC

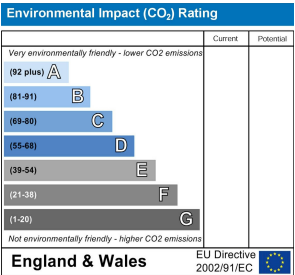
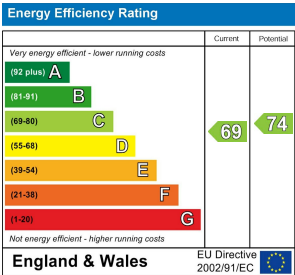
Key Information

EPC Rating – C
Council Tax Band – B (Cambridge City Council)
Rent – £1450 pcm (£334 pw)
Deposit – £1673
Available unfurnished now
Long term tenancy
Off street parking available (no allocated space)

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



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



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.