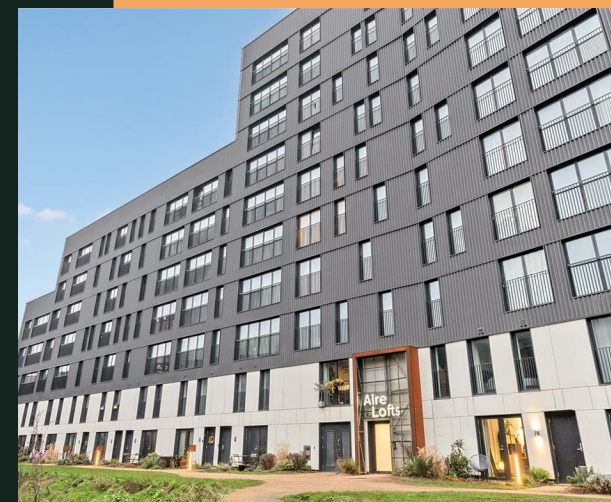


Happy Walk, LS9

PROPERTY ADDRESS

15 Aire Lofts Happy Walk
Leeds
LS9 8FX

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) A			
(81-91) B		85	85
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
<i>Not energy efficient - higher running costs</i>			
England & Wales	EU Directive 2002/91/EC		



Call Us
01132440251

Email Us
leeds@vision-properties.co.uk

vision

We look at
estate agency
differently.

vision

- Total cost of first month: £2,600 (rent & deposit)
- Riverside location
- Available now
- Communal green spaces
- High quality spec & design

This furnished apartment has south-west facing Juliet balconies, exposed services and concrete floors, giving luxurious and contemporary living, with an industrial aesthetic. The bright and airy dual-aspect open-plan design floods natural light into the property and combined with super-efficient integrated appliances and corian kitchen worktops, creates a welcoming yet functional space. In addition to two good sized bedrooms with cleverly designed integrated storage, there is a stylish ensuite and house bathroom.

High levels of insulation, triple glazed windows and Mechanical Ventilation Heat Recovery (MVHR) are just some of the features which lower the heating demand in winter and keep the property cool during the summer. Aire Lofts has unparalleled efficiency and makes it easy for occupiers to live sustainably and with a lower carbon footprint.

The development is in an excellent riverside location, with Leeds Dock, Brewery Wharf, the Calls and city centre within easy walking distance. Residents have access to the communal landscaped gardens of the Climate Innovation District and can also benefit from on-site amenities and community activities.

Available now subject to acceptable referencing.

Rent: £1,300 per calendar month
 Holding deposit: £300
 Deposit: £1,300

Please note that the photos and floorplan are representative of this type of property and are not of the actual apartment.

Broadband and electricity at the development are supplied by the utility company instructed by the Community Interest Company. There is no option to change this to another



Your Text Here



provider due to the billing of on-site energy production. Broadband is approximately £40 per month.