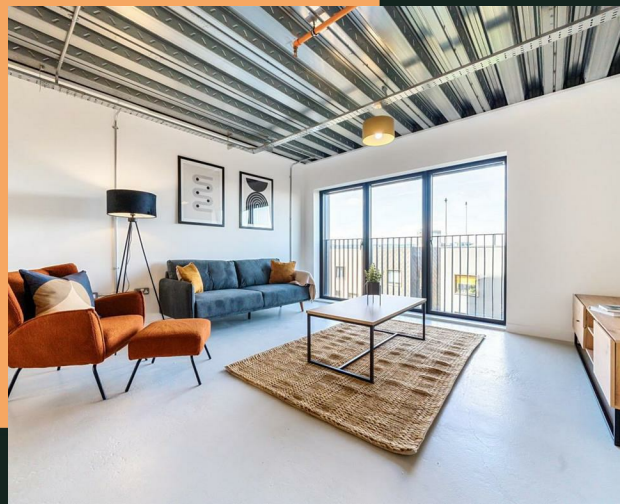


Happy Walk, LS9



PROPERTY ADDRESS
Apartment 53
Aire Lofts Happy Walk
Leeds
LS9 8FX

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B	85	85
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
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: £3,166.15 (rent & deposit)
- Furnished
- Communal green spaces
- High levels of insulation
- South-west facing Juliet balconies

This fantastic 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.

A parking space is available for an extra £120 per month.

Rent: £1,350 per calendar month
Parking space: £120 per calendar month
Holding deposit: £339.23 (includes parking)
Deposit: £1,696.15 (includes parking)

Please note that the photos are representative of this type of property and are not of the actual apartment. The furniture in the photos is just for illustration.

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



Your Text Here

