

# Happy Walk, LS9

PROPERTY ADDRESS  
Apartment 87  
Aire Lofts Happy Walk  
Leeds  
LS9 8FZ

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



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- Total cost of first month: £2,400 (rent & deposit)
- Unfurnished
- Riverside location
- South-west facing Juliet balconies
- High levels of insulation

This fantastic unfurnished 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.

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

Available now subject to acceptable references.

Rent: £1,200 per calendar month  
 Holding deposit: £276.92  
 Deposit: £1,200

Please note that the property is unfurnished. The furniture in the photos does not come with the property. The photos are of a similar apartment at Aire Lofts.

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



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