

# Happy Walk, LS9

PROPERTY ADDRESS  
 Apartment 42  
 District Lofts Happy  
 Walk  
 Leeds  
 LS9 8GB

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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\*terms

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leeds@vision-properties.co.uk

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estate agency  
differently.

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- \*Rent free period available\*
- \*Wifi & gym membership costs included\*
- \*Zero deposit available\*
- \*Rent to buy scheme available\*
- Furnished or unfurnished

Vision Properties are delighted to present this brand new one bedroom apartment at District Lofts in the award-winning riverside development, Climate Innovation District. The property is offered unfurnished, or furnished for an extra cost

This fantastic apartment has a large south-west facing balcony and stunning views of Leeds city centre. It has exposed services and concrete floors, giving luxurious and contemporary living, with an industrial aesthetic. The bright and airy open-plan design floods natural light into the property and creates a welcoming yet functional space. The high-spec kitchen benefits from super-efficient integrated appliances. In addition to a bedroom with cleverly designed integrated storage, there is a stylish 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. District Lofts has unparalleled efficiency and makes it easy for occupiers to live sustainably and with a lower carbon footprint.

It's in an excellent location, with Leeds Dock, Brewery Wharf, the Calls and city centre within easy walking distance. Residents can benefit from on-site amenities such as Pig Love by the River, and enjoy the beautiful communal landscaped gardens. There are also shared decked areas that overlook the river and are surrounded by greenery - perfect to enjoy in the warm weather.

Available immediately subject to acceptable referencing.

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

Unfurnished  
 Rent: £1,100 per calendar month  
 Holding deposit: £253.84  
 Deposit: zero\*

Furnished  
 Rent: £1,200 per calendar month  
 Holding deposit: £276.92  
 Deposit: zero\*

\*Zero deposit\*. There is no deposit to pay. Tenants instead pay a fee to Reposit which is the equivalent of one week's rent. This is split equally between tenants and is subject to a minimum of £150. For further details of how Reposit works, please visit their website.

Please note that the photos and floorplan are representative of this type of property and are not of the actual apartment. Some CGIs have been used for illustrative purposes.

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.



- \*Rent to buy scheme available\*
- \* Fix your purchase price now and protect yourself from future market increases.
- \* Test your new home and neighbourhood before you commit to buying.
- \* Build a substantial deposit contribution while you rent.
- \* Secure your property now while arranging your mortgage and finances.
- \* Perfect for buyers waiting on property sales or building their deposit.