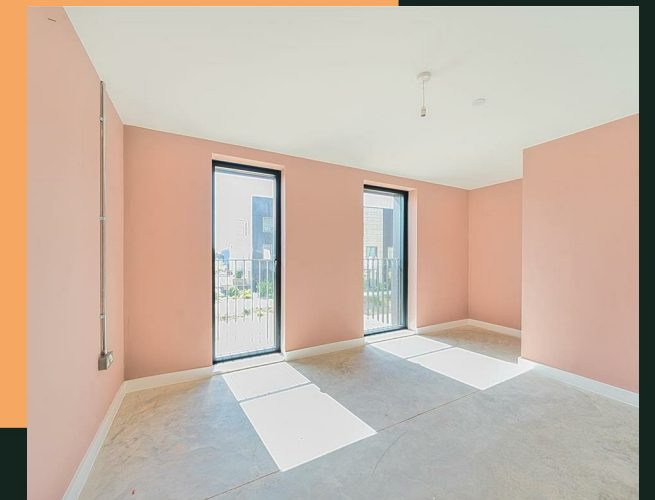
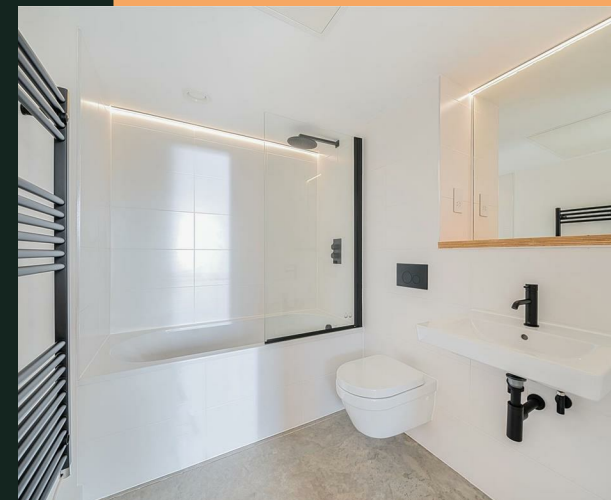


Happy Walk, LS9

PROPERTY ADDRESS
 108 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		83	83
(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		



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- Total cost of first month: £2,600 (rent & deposit)
- Riverside location
- Available now
- Decked patio area
- Duplex apartment

This impressive duplex 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 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. The two good sized bedrooms both have stylish ensuites and there is also a separate WC on the ground floor.

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 all within easy walking distance. Residents have their own decked patio area and also benefit from the lovely communal landscaped gardens of the Climate Innovation District. In addition, there are on-site amenities and numerous community activities.

Available from 16th June, subject to acceptable referencing.

Rent: £1,300 per calendar month

Deposit: £1,300

Holding deposit: £300

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

