

# Happy Walk, LS9

PROPERTY ADDRESS

Apartment 31  
District Lofts Happy  
Walk  
Leeds  
LS9 8GB

| Energy Efficiency Rating                    |                         |           |
|---------------------------------------------|-------------------------|-----------|
|                                             | Current                 | Potential |
| Very energy efficient - lower running costs |                         |           |
| (92 plus) A                                 |                         |           |
| (81-91) B                                   | 86                      | 86        |
| (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 |           |



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estate agency  
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- Brand new Citu home
- Balcony
- Riverside development
- Communal green spaces
- High levels of insulation

The flagship sustainable neighbourhood by award-winning developer Citu offers the perfect blend of peaceful riverside urban living.

The brand new property 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. There is a good sized bedroom with cleverly designed integrated storage plus 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.

There is a balcony off the living area which is perfect for relaxing and watching the world go by.

Residents also benefit from the communal landscaped gardens and riverside decked areas of the Climate Innovation District plus there are independent on-site amenities including Pig Love by the River and Greens Grocers. It's in an excellent location, with Leeds Dock, Brewery Wharf, the Calls and city centre all within easy walking distance.

Please note that the floorplan represents a typical layout of this apartment design. It may not be shown to scale. Plot specifications, internal and external finishes, dimensions and differences to plots are dependent upon stage of build. Computer generated images are indicative only and can be subject to change. Variations to the external design and landscaping may occur.



Your Text Here



Parking space available to purchase for an additional £25,000.

Service charge applicable – please ask the team for further information.

Incentives are available – Stamp Duty and legal fees paid by the developer (subject to T&Cs).