

# Happy Walk, LS9



PROPERTY ADDRESS  
80A  
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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01132440251

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leeds@vision-properties.co.uk

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estate agency  
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- Total cost of first month: £3,015.38 (rent & deposit)
- Riverside location
- Communal green spaces
- Great views
- High levels of insulation

This stunning 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, creating a welcoming yet functional space. In addition to two double bedrooms, there is a stylish ensuite and house bathroom.

Please note that the apartment will be furnished. CGI furniture and images of similar apartments have been used in the listing for illustration. Viewing is essential.

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 location, with Leeds Dock, Brewery Wharf, the Calls and city centre all 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.

Available from 19th May, subject to acceptable referencing.

Rent: £1,400 per calendar month  
Holding deposit: £323.07  
Deposit: £1,615.38

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

