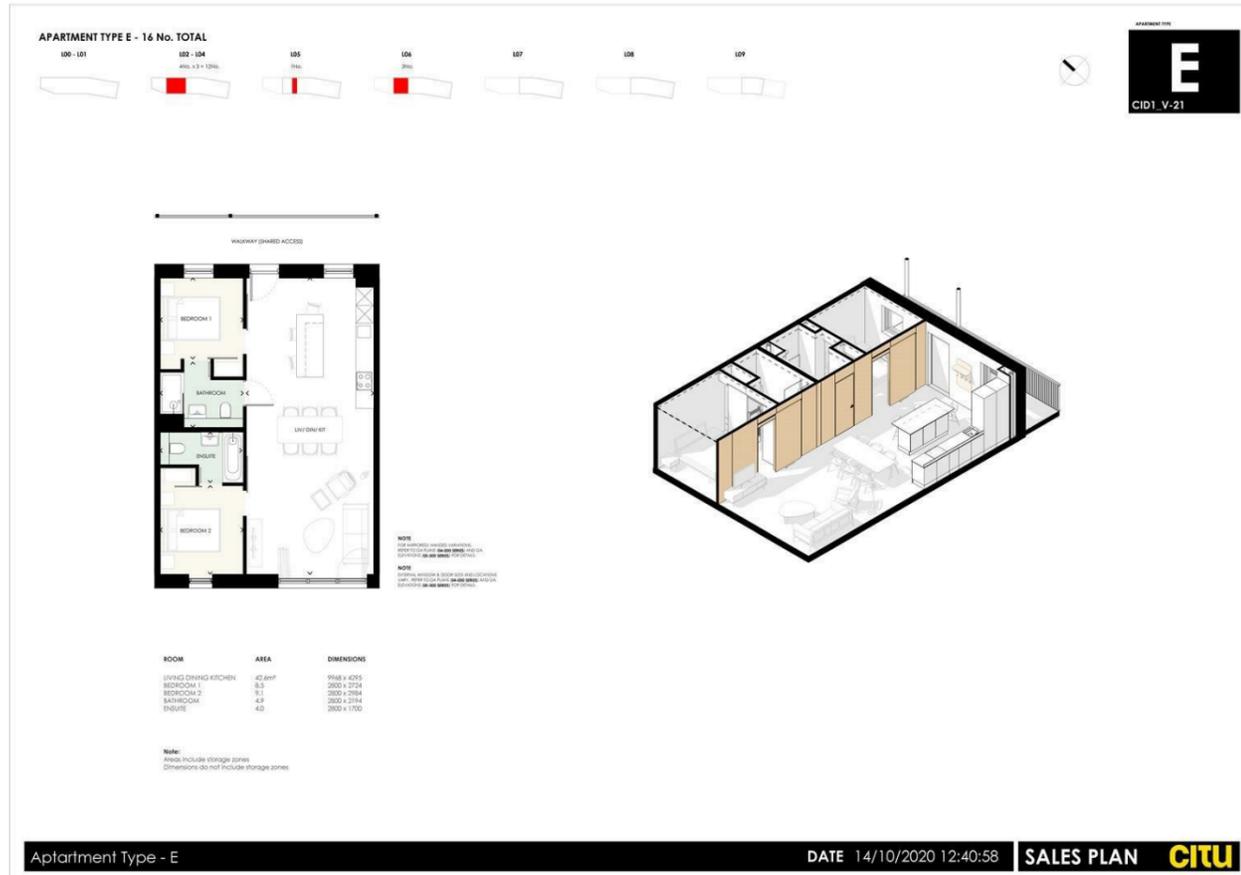


Happy Walk, LS9



PROPERTY ADDRESS
32 Aire Lofts Happy Walk
Leeds
LS9 8FX

Energy Efficiency Rating	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B	85	85
(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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- Total cost of first month: £2,692.30 (rent & deposit)
- Riverside location
- High levels of insulation
- Available now
- South-west facing Juliet balconies

This spacious 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 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.

Available now subject to acceptable referencing.

First month's rent half price, subject to availability.

Rent: £1,250 per calendar month
 Holding deposit: £288.46
 Deposit: £1,442.30

Zero deposit option available - please check with agent for details

Broadband and electricity at the development are supplied by the utility company instructed by the Community Interest



Your Text Here



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.

Please note pictures are not of the exact apartment.