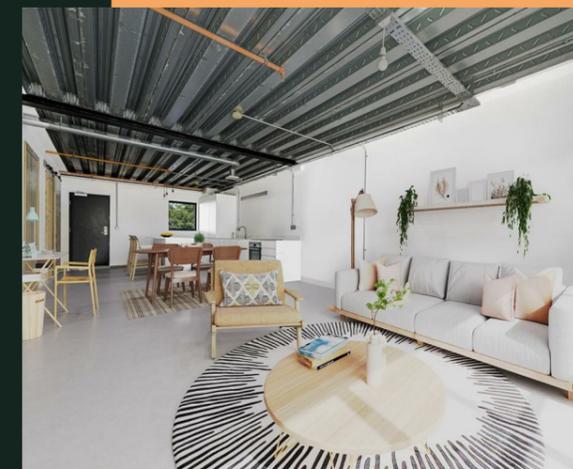
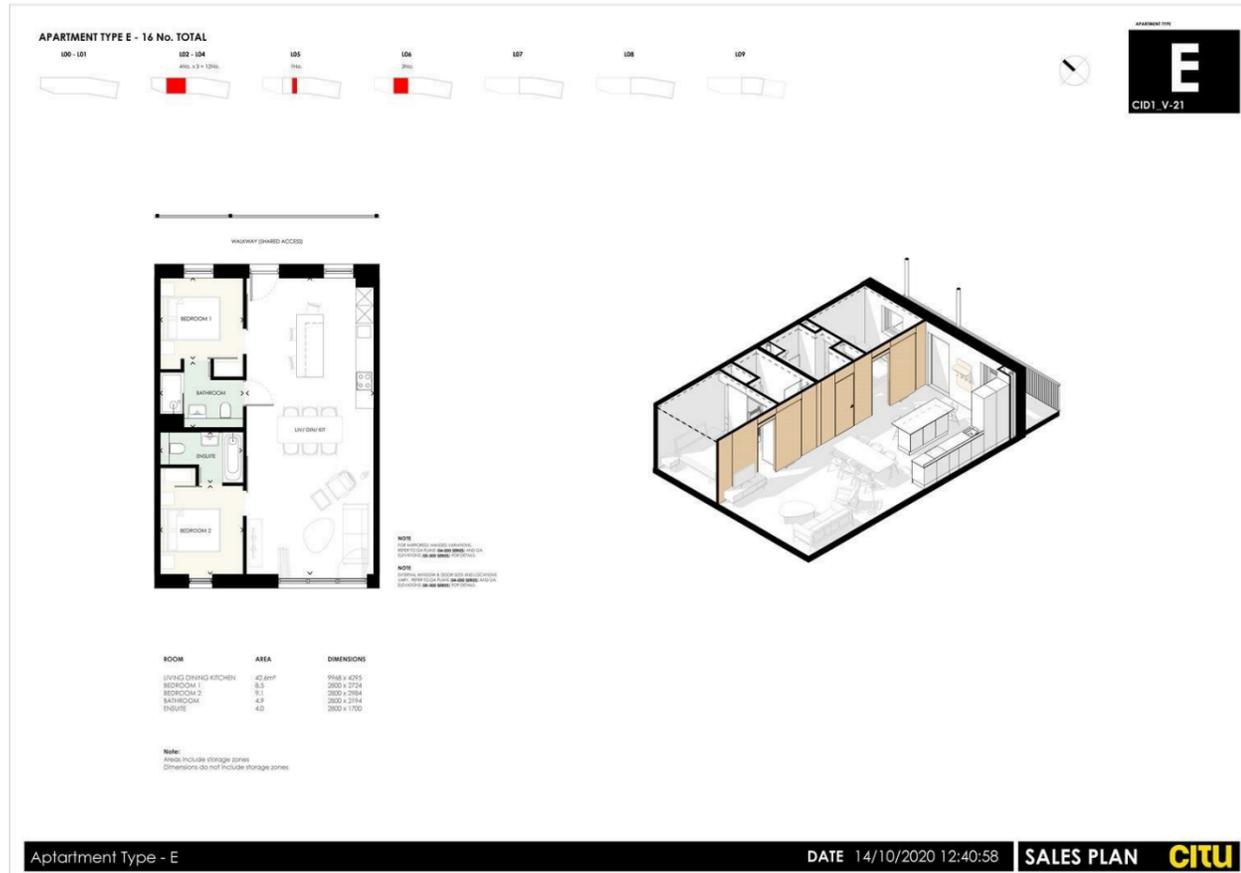


# Happy Walk, LS9



## PROPERTY ADDRESS

45 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: £2,400 (rent & deposit)
- Riverside location
- High quality spec & design
- Unfurnished
- South-west facing Juliet balconies

This stunning apartment is unfurnished and 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.

Available now subject to acceptable referencing.

Rent: £1,200 per calendar month  
Holding deposit: £276.92  
Deposit: £1,200

Please note that the photos are representative of this type of property and are not of the actual apartment. The apartment is not furnished. The furniture in the photos is just for illustration.

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

