

# Happy Walk, LS9

RY BEFORE  
OU BUY

rent free  
uild your  
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vision

Call today — 0113 320 2357

\*terms and condi

## PROPERTY ADDRESS

Apartment 59  
District Lofts Happy  
Walk  
Leeds  
LS9 8GB

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) <b>A</b>			
(81-91) <b>B</b>		86	86
(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 	



Call Us  
01132440251

Email Us  
leeds@vision-properties.co.uk

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We look at  
estate agency  
differently.

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- \*Rent to buy scheme available\*
- Available now
- Balcony
- Furnished or unfurnished
- Amazing views

Rent to buy scheme available.

TRY BEFORE YOU BUY.  
Try it. Love it. Own it.  
(Terms & conditions apply - see below).

We're pleased to offer the first chance to rent this fantastic apartment with a large south-west facing balcony and amazing views of Leeds city centre.

The brand new property is offered unfurnished, or furnished for an extra cost. It 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. In addition to two good sized bedrooms with cleverly designed integrated storage, there are two stylish bathrooms.

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.

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 - perfect to enjoy in the warm weather.

Available immediately subject to acceptable referencing.

A parking space is available for an extra cost of £120 per month.

Unfurnished:  
Rent: £1,700 per calendar month  
Holding deposit: £392.30  
Deposit: £1,961.53

Furnished:  
Rent: £1,800 per calendar month  
Holding deposit: £415.38  
Deposit: £2,076.92



Your Text Here



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.

\*Rent to buy scheme available\*

- \* Fix your purchase price now and protect yourself from future market increases.
- \* Test your new home and neighbourhood before you commit to buying.
- \* Build a substantial deposit contribution while you rent.
- \* Secure your property now while arranging your mortgage and finances.
- \* Perfect for buyers waiting on property sales or building their deposit.