



## 30 District Lofts, Climate Innovation District, Leeds, LS9 8GB

Available Now!

A brand new, fully furnished, one bedroom apartment to rent inside the Leeds Climate Innovation District in Leeds City Centre.

District Lofts is an award winning, eco-friendly apartment block with substantial communal outdoor areas, free bike storage and modern internal facilities.

This property contains high ceilings and an industrial style throughout. The open plan kitchen living area opens into a large balcony with fourth floor views across the river and communal gardens.

The double bedroom accesses the Jack-and-Jill style house bathroom, which includes a large shower and recessed lighting.

District Lofts benefits from triple glazed windows, added insulation and a Mechanical Ventilation Heat Recovery, all of which are designed to be eco-friendly and keep utility rates to a minimum.

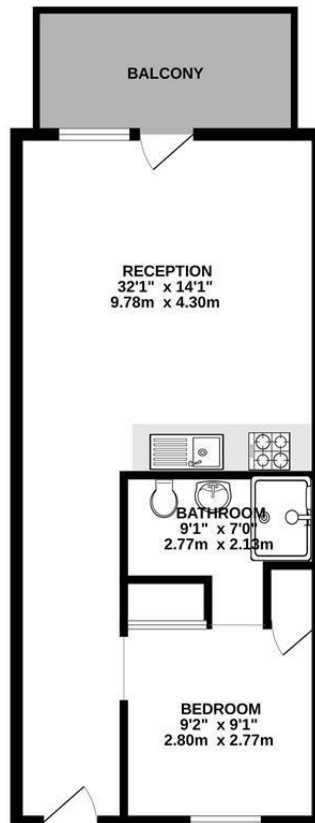
All of Leeds City Centre facilities are within 1 mile walk, and pedestrian walkways are installed within the development.

- Triple glazing
- Eco Friendly Design
- Gas-free & Renewable Energy
- City Centre Development
- Lift Access
- Communal Gardens
- Bike Storage
- Fully Furnished

**£1,050 Per month**

[www.fletcherprops.com](http://www.fletcherprops.com)

GROUND FLOOR  
453 sq.ft. (42.0 sq.m.) approx.



TOTAL FLOOR AREA : 453 sq.ft. (42.0 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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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	

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	