

CASA BY MODA
ABBAY COURT

UNBOX
A NEW
WAY TO
RENT





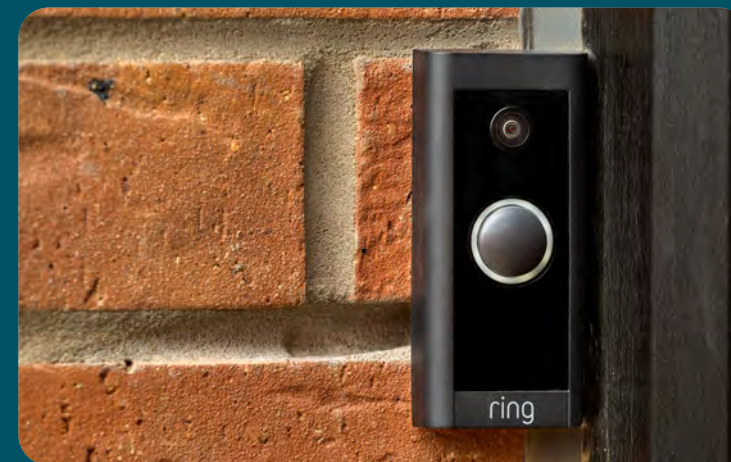
NO ORDINARY RENTING

Stylish 1-4 bedroom apartments and townhouses, situated in a brand new neighbourhood in Kirkstall, just 2.5 miles from both Leeds City Centre, with Headingley Train Station a 2-minute walk away and direct cycle routes into the city. Homes are designed to a high specification, complete with smart technology, integrated appliances and superfast broadband... all included in your rent. Did we mention you can even bring your pets?

EXPERIENCE A NEW WAY
OF RENTING.

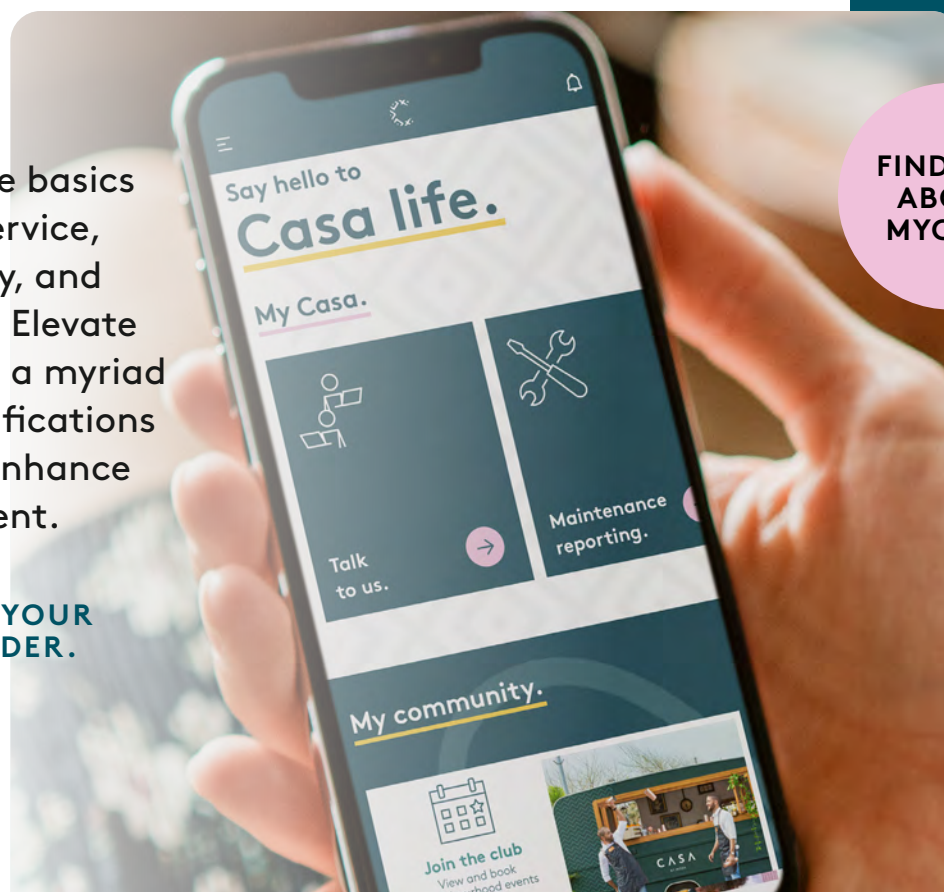


MORE THAN JUST A ROOF



Embrace a life beyond the basics with an emphasis on service, wellbeing, sustainability, and cutting-edge technology. Elevate your home experience with a myriad of luxurious in-home specifications designed to effortlessly enhance your living environment.

**WE'RE DIFFERENT THAN YOUR
TYPICAL RENTAL PROVIDER.**



**FIND OUT
ABOUT
MYCASA**

Highly EPC-rated homes provide smart technology features that adapt to your daily routine and keeps your bills low, including smart thermostats and Utopi home sensors. Select homes also feature Air Source Heat Pumps and EV chargers.

Enhanced double glazed windows enable maximum efficiency, with added acoustic air vents to select homes to further soundproof living spaces.

High specification home fittings including integrated Zanussi Kitchen appliances, washer/dryer combo, quality worktops, luxury tiling, large bathroom mirrors and ambient lighting.

A range of homes offer either gardens with secure enclosed fencing, roof terraces or patio areas - all with external lighting, perfect for playing, entertaining or relaxing.

Creating safer communities through our pedestrian-led streets, CCTV network, smart video door bells and home security alarms as standard.

50MBPS broadband from the moment you get your keys and the MyCasa app allowing you to report service and maintenance requests 24/7, chat with neighbours on the community forum, or book recommended resident services and seasonal community events at the click of a button.

YOUR SERVICES & PERKS



VIEW OUR
CASA
PARTNERS

National & local partnerships

Get discounted perks with our Casa partners. Including 20% off MYNDUP; access to on-demand mental health services, including counsellors, life coaches and psychiatrists. Or get 6 month's free access to over 600 on-demand fitness classes, available via the FiiT app in the comfort of your own home. Preferential TV packages are available with Sky, as well as many discounts at some of our favourite food and retail partners including Moda+Co.

MYNDUP

THE IVY

FiiT

sky



MODA
+ CO

THE ALCHEMIST



Deposit alternatives

No need to pay for a full month's rent! Our partnership with Flatfair offers deposit alternatives, from as little as one week's rent.



Resident services

Our in-house team are on hand to support with any requests or queries through the app, email or phone.



MyCasa app

Chat on the community forum, join seasonal events, or check out local and national partnerships. It's all here in the app.



Broadband upgrades

Superfast broadband is already included, and you can upgrade at any time with our select partner to increase your speed, with exclusive rates available.



Property maintenance

Our in-house maintenance team are on hand to help with routine maintenance requests, with additional 24/7 support whenever you need.



Pet friendly

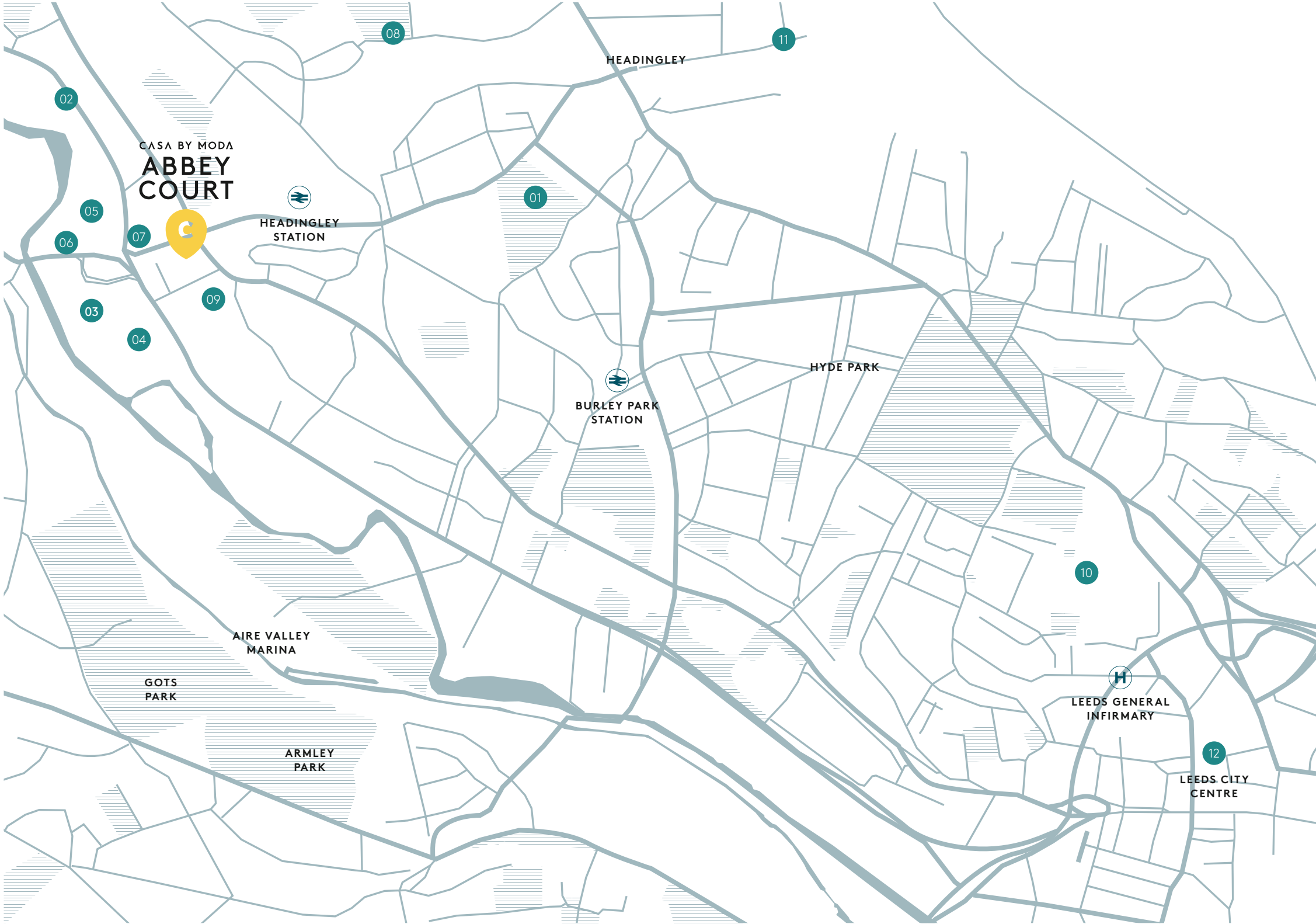
We love to meet your pets! All homes are pet friendly as standard.



ON YOUR DOORSTEP

01	Yorkshire Cricket Ground & Headingley Stadium	20 min
02	Kirkstall Abbey	15 min
03	Morrisons	7 min
04	Valley Retail Park	10 min
05	Kirkstall Bridge Shopping Park	6 min
06	Kirkstall Brige Inn	7 min
07	Kirkstall Leisure Centre	2 min
08	Beckett Park	24 min
09	Beecroft Primary School	7 min
10	University of Leeds	8 min
11	Allerton High School	15 min
12	Leeds City Centre	12 min

The best of both worlds. Located on the outskirts of the city centre, with excellent bus and rail links within a 5 minute walk, giving you direct access to the hustle and bustle of Leeds whilst being close to green space with fantastic local walks, parks and nature.



FIND YOUR CASA

We've redefined the ordinary to create something truly individual, to suit the needs of all modern-day suburban renters.

CASA BY MODA STARTS
WITH YOU.

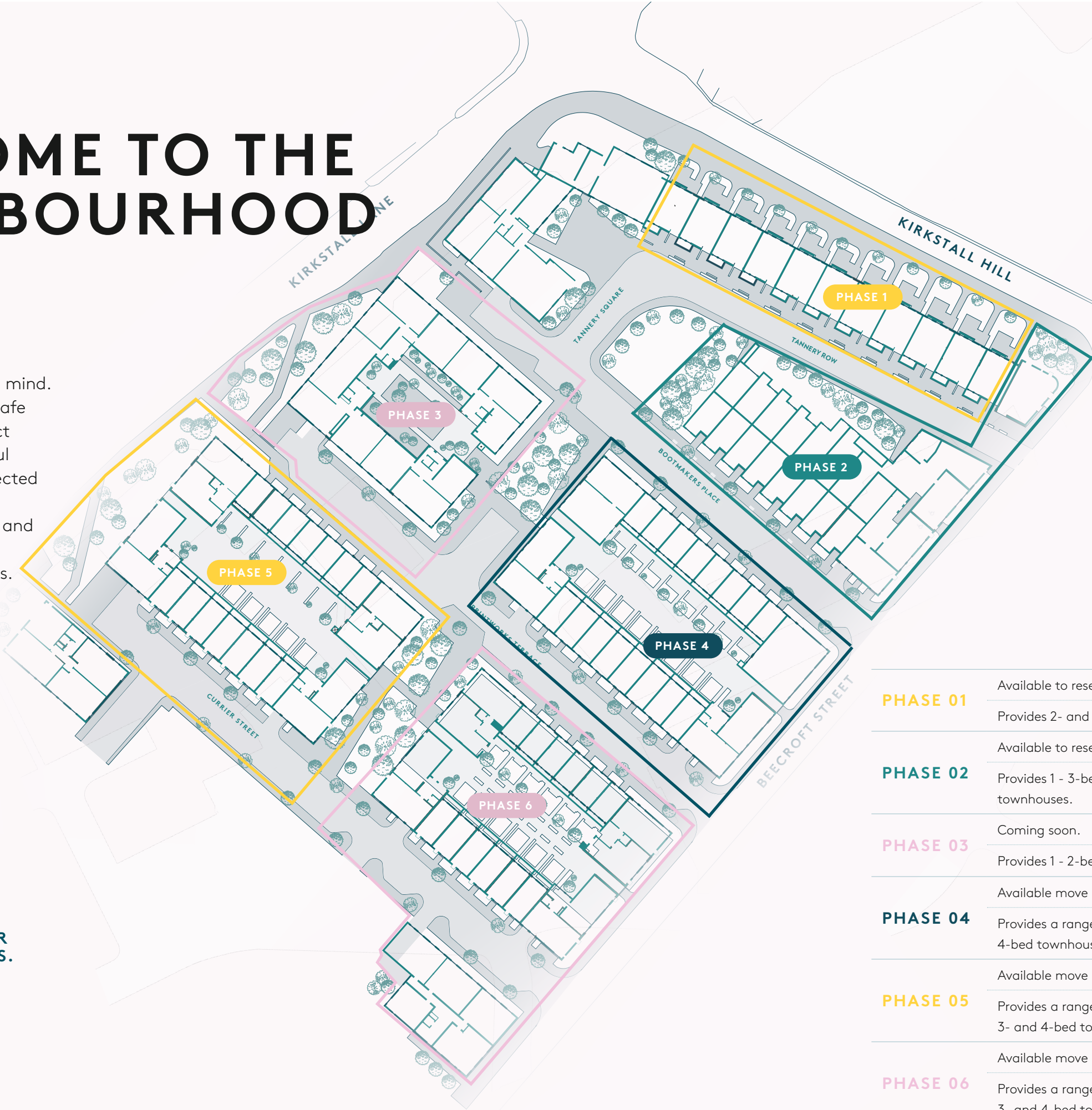


WELCOME TO THE NEIGHBOURHOOD

We've designed our neighbourhoods with you in mind. Allocated parking, well-lit, safe streets with greenery perfect for a leisurely stroll, beautiful landscaping and interconnected pathways giving generous spaces between the homes and communal green spaces to relax and enjoy the outdoors.

Our goal is to make sure you feel right at home in a friendly and welcoming environment where you can truly get to know your community.

**ABBEY COURT -
RELATING TO THE
NEARBY HISTORIC
KIRKSTALL ABBEY & OUR
CENTRAL GREEN SPACES.**



PHASE 01	Available to reserve now. Provides 2- and 4-bed townhouses.
PHASE 02	Available to reserve now. Provides 1 - 3-bed apartments and 2-bed townhouses.
PHASE 03	Coming soon. Provides 1 - 2-bed apartments.
PHASE 04	Available move in dates to be confirmed. Provides a range of 2-bed apartments and 3- and 4-bed townhouses.
PHASE 05	Available move in dates to be confirmed. Provides a range of 2-bed apartments, as well as 3- and 4-bed townhouses.
PHASE 06	Available move in dates to be confirmed. Provides a range of 2-bed apartments, as well as 3- and 4-bed townhouses.

INTRODUCING OUR

1-BED APARTMENTS

Our 1-bedroom apartments feature unique architectural-led design, and provide open plan, flexible layout options with generous kitchen, living and dining areas.

The spacious main bedroom provides ample space for a king size bed, along with tall fitted wardrobe with mirrored doors for ample storage. Large windows allow for lots of light, complete with blackout blinds for restful nights.

The main bathroom offers deluxe bath and overhead shower, chrome fittings, large mirror, and heated towel radiator.



 1 Bedroom

 1 Bathroom

 Zanusso appliances

 Open plan living

 Enquire for parking

 Ample storage

 MyCasa App

 Energy efficient

CHOOSE YOUR 1-BED APARTMENT

Home layouts and sizes may vary subject to chosen plot. For plot specific details such as colours and dimensions, please consult the reservations team.



A15A APARTMENT TYPE



A19 APARTMENT TYPE

INTRODUCING OUR

2-BED APARTMENTS

Our 2-bedroom apartments are available in a variety of layouts, with all apartment types featuring large open plan living, kitchen and dining spaces, plus two double bedrooms, to suit those needing that bit of extra space.


The main bedroom fits a king size bed, with tall, built-in wardrobe with mirrored doors providing ample storage, plus it has it's very own en suite bathroom complete with luxury shower. Large windows provide light, bright spaces, with blackout blinds provided in both bedrooms.

The main bathroom offers deluxe bath and overhead shower, chrome fittings, large mirror, and heated towel radiator.

 2 Bedrooms

 2 Bathrooms

 Zanussi appliances

 Open plan living

 Enquire for parking

 Ample storage

 MyCasa App

 Energy efficient



CHOOSE YOUR 2-BED APARTMENT

Home layouts and sizes may vary subject to chosen plot. For plot specific details such as colours and dimensions, please consult the reservations team.



A24A APARTMENT TYPE



A21B APARTMENT TYPE

CHOOSE YOUR 2-BED APARTMENT

Home layouts and sizes may vary subject to chosen plot. For plot specific details such as colours and dimensions, please consult the reservations team.



A21G APARTMENT TYPE

INTRODUCING OUR






2-BED TOWNHOUSES




Our 2-bedroom townhouses are thoughtfully arranged over 3+ floors, providing two double bedrooms - perfect for sharers, professionals or couples.

As you enter the front door into the hallway, you'll find the flexible open plan living, kitchen and dining space, complete with a large bay window, flooding the space with light. A downstairs WC is also provided on the ground floor.

The large main bedroom fits a king size bed, and is fitted with a large built-in wardrobe with mirrored doors for all storage needs. Each bedroom also provides it's own bathroom or en suite, complete with either luxury bath or shower area, heated towel radiator and fitted mirrors.

For those wanting outdoor space, select 2-bedroom townhouses provide roof terraces, patio areas or front lawns - please enquire with our reservations team for further details.

-  2 Bedrooms
-  3 Bathrooms
-  Zanussi appliances
-  Open plan living
-  Enquire for parking

-  Ample storage
-  MyCasa App
-  Energy efficient



CHOOSE YOUR 2-BED TOWNHOUSE

Home layouts and sizes may vary subject to chosen plot. For plot specific details such as colours and dimensions, please consult the reservations team.



H6 HOUSE TYPE



H5 HOUSE TYPE

INTRODUCING OUR

3-BED APARTMENT

Our 3-bedroom apartment is light, bright and spacious, with a bespoke curved wall design feature unique to this home.

The large living, kitchen and dining space is open plan, with an additional breakfast bar also provided.


The large main bedroom fits a king size bed, and has a large built-in wardrobe with mirrored doors for ample storage, plus an en suite bathroom with luxury shower. There's a generous double bedroom and an additional single bedroom, which could also be used as a home office.

The main bathroom offers deluxe bath and overhead shower, chrome fittings, large mirror, and heated towel radiator.

 3 Bedrooms

 2 Bathrooms

 Zanussi appliances

 Open plan living

 Enquire for parking

 Ample storage

 MyCasa App

 Energy efficient



YOUR 3-BED APARTMENT

Home layouts and sizes may vary subject to chosen plot. For plot specific details such as colours and dimensions, please consult the reservations team.



A25 APARTMENT TYPE

INTRODUCING OUR

4-BED TOWNHOUSE

The largest home available at Casa, Abbey Court. Our 4-bedroom townhouse is beautifully arranged over three floors, with flexible space for sharers, professionals, couples or families.

The ground floor features a large open plan living space with light, bright bay window looking onto your private, enclosed garden with patio area. The kitchen provides a large island with breakfast bar area or room for a dining table.

On the first floor you'll find two bedrooms, one of which is a queen size. The main bedroom comprises floor to ceiling built-in wardrobe with mirrored doors, plus an en suite with shower area.

Additional double and single bedrooms are available on the second floor, along with the main bathroom - complete with deluxe bath, mirror and large heated towel radiator.

The landing area provides ample space for a desk or reading nook, with unmatched views across the River Aire and beyond.


 4 Bedrooms


 Ample storage

 3 Bathrooms

 MyCasa App

 Zanussi appliances

 Fenced back garden

 Open plan living

 Energy efficient

 Enquire for parking



YOUR 4-BED TOWNHOUSE

Home layouts and sizes may vary subject to chosen plot. For plot specific details such as colours and dimensions, please consult the reservations team.



H8 TOWNHOUSE

“Casa by Moda could not have been more helpful. The staff that helped us make this happen were incredible. From the day we got the keys to now they have been nothing but helpful.

Our home is perfect and we are so glad that we chose to live here.

Ross (and family), Casa resident

MAKING THE MOVE

We can't wait to welcome you to Abbey Court and show you around our Casa homes!

We have showround appointments available to suit to ensure you have the best experience exploring our offering. Don't hesitate - book your viewing online or by emailing us today and let's get you moving!

[CASABYMODA.COM](https://casabymoda.com)
[@casalife.moda](https://casalife.moda)

abbeycourt@casa.moda
0113 819 5959

THIS IS RENTING...
BUT SO MUCH BETTER.

TAKE A
VIRTUAL
TOUR

