


Happy Walk, LS9



PROPERTY ADDRESS
Apartment 59
Aire Lofts Happy Walk
Leeds
LS9 8FZ

Energy Efficiency Rating			
	Current	Potential	
Very energy efficient - lower running costs			
(92 plus) A	85	85	
(81-91) B			
(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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leeds@vision-properties.co.uk

- Contact our investment team today for more information on this and many other City Centre units, both on and off market opportunities!
- Brand new Aire Lofts development. riverside location with stunning views
- Award winning development
- 774 sq. ft. two bedroom and bathroom apartment

This stunning 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.

Open-plan living and kitchen space (9.96 x 4.27)

Master bedroom with en-suite (2.92 x 2.79)

Bedroom two (2.79 x 2.64)

Bathroom

Leasehold details:

Ground rent: £1.00 PER ANNUM
Service charge: £860.00 PER ANNUM
992 years remaining on lease

