

Happy Walk, LS9

PROPERTY ADDRESS
89 Aire Lofts Happy
Walk
Leeds
LS9 8FZ

Energy Efficiency Rating			
	Current	Potential	
Very energy efficient - lower running costs			
(92 plus) A	89	89	
(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



Call Us
01132440251

Email Us
leeds@vision-properties.co.uk

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estate agency
differently.

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- Available now
- Riverside location
- Triple glazed windows
- South-west facing Juliet balconies
- Beautiful landscaped surroundings

Vision Properties are delighted to offer this fantastic one bedroom apartment at Aire Lofts, at the award-winning riverside development, Climate Innovation District.

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 a good sized bedroom with cleverly designed integrated storage, there is a stylish ensuite.

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.

It's in an excellent riverside location, with Leeds Dock, Brewery Wharf, the Calls and city centre within easy walking distance. Residents have access to the lovely communal landscaped gardens of the Climate Innovation District and can also benefit from on-site amenities and community activities.

Super fast broadband around £39.99 per month.

The apartment is available now subject to acceptable referencing.

Parking available for additional cost.

Rent: £975 per calendar month
Deposit: £1,125
Holding deposit: £225

Please note that the photos are representative of this type of property and may not be of the actual apartment.



1 bedroom Apartment £975 PCM



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