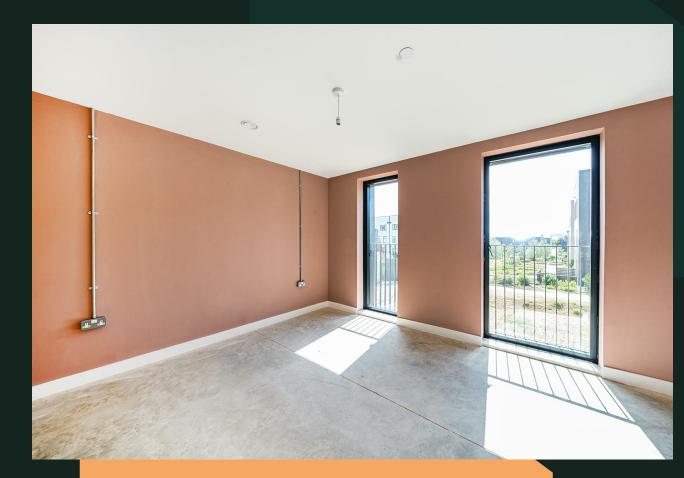
PROPERTY ADDRESS 108 Aire Lofts Happy Walk Leeds LS9 8FX

					Current	Potential
Very energy effici	ent - lower run	ning cost	s			
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Not energy efficie	nt - higher run	ning cost	s			

Happy Walk, LS9





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Email Us leeds@vision-properties.co.uk vision

We look at estate agency differently.





Duplex apartment **Riverside** location Available now Decked patio area Offered furnished or unfurnished

This impressive duplex 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 open-plan design floods natural light into the property and combined with superefficient integrated appliances and corian kitchen worktops, creates a welcoming yet functional space. The two good sized bedrooms both have stylish ensuites and there is also a separate WC at ground floor.

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 all within easy walking distance. Residents have their own decked patio area and also benefit from the lovely communal landscaped gardens of the Climate Innovation District. In addition, there are on-site amenities and numerous community activities.

Offered unfurnished for £1,400 or furnished for £1,450 per calendar month.

Parking available for additional £120 per month.

Super fast broadband around £39.99 per month.

Rent: £1,400 unfurnished or £1,450 furnished per calendar month

Holding deposit: £323.07 unfurnished or £334.61 furnished Deposit: £1,292.30 unfurnished or £1,338.46 furnished

Available immediately, subject to acceptable referencing.

