

Happy Walk, LS9

PROPERTY ADDRESS
108 Aire Lofts Happy
Walk
Leeds
LS9 8FX

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B	83	83
(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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- 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 super-efficient 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.

