


# Happy Walk, LS9

PROPERTY ADDRESS  
Apartment 87  
Aire Lofts Happy Walk  
Leeds  
LS9 8FZ

Energy Efficiency Rating			
	Current	Potential	
Very energy efficient - lower running costs			
(92 plus) <b>A</b>	85	85	
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
England & Wales			EU Directive 2002/91/EC 



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- Unfurnished
- Available now
- Riverside location
- South-west facing Juliet balconies
- High levels of insulation

This fantastic 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.

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.

Rent: £1,400 per calendar month  
Holding deposit: £323.07  
Deposit: £1,292.30

Please note that the property is unfurnished. The furniture in the photos does not come with the property. The photos are of a similar apartment at Aire Lofts.



Your Text Here

