



1 Ground Floor Plan  
1 x 425



2 First Floor Plan  
1 x 425

PROPERTY ADDRESS  
2 Aire Lofts Happy Walk  
Leeds  
LS9 8FX

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>	84	84
(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	

# Happy Walk, LS9



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- Available now
- Parking space available
- Riverside location
- Stunning views
- South-west facing Juliet balconies

This spacious 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.

The property boasts its own patio area which is perfect for entertaining and watching the world go by. It's in an excellent location, with Leeds Dock, Brewery Wharf, the Calls and city centre all 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.

An allocated underground parking space is available for an additional £100 per month.

Super fast broadband around £39.99 per month.

Rent: £1,450 per calendar month  
Holding deposit: £334.61  
Deposit: £1,673.07

Available now, subject to acceptable referencing.

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



Your Text Here

