

Happy Walk, LS9

PROPERTY ADDRESS
Apartment 1
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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- Triple aspect duplex
- Available now
- Internal mezzanine balcony
- Character double height ceilings
- Decked patio area

We're pleased to offer the first chance to rent at this fantastic duplex apartment. The property boasts a unique design and layout such as double height ceilings in the open-plan living area and an impressive internal mezzanine balcony.

Other key features include exposed services and concrete floors, giving luxurious and contemporary living, with an industrial aesthetic. The bright and airy triple-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 on the first floor, there is another room on the ground floor that could be used as a third bedroom or spacious home office.

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 duplex is located at the edge of the development and also benefits from its own decked patio area.

Parking is available.

It's in an excellent location, with Leeds Dock, Brewery Wharf, the Calls and city centre within easy walking distance. Residents can benefit from on-site amenities and enjoy the beautiful communal landscaped gardens. There are also shared decked areas that overlook the river.

The property is offered furnished or unfurnished.



Unfurnished:
Rent: £2,150 per calendar month
Holding deposit: £496.15
Deposit: £2,480.76

Furnished:
Rent: £2,275 per calendar month
Holding deposit: £525
Deposit: £2,625

Broadband and electricity at the development are supplied by the utility company instructed by the Community Interest Company. There is no option to change this to another provider due to the billing of on-site energy production. Broadband is approximately £40 per month.