

# Happy Walk, LS9

PROPERTY ADDRESS

Apartment 24  
District Lofts Happy  
Walk  
Leeds  
LS9 8GB

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B	86	86
(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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01132440251

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estate agency  
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- Available now
- Brand new apartment
- Unfurnished with appliances
- Balcony
- Amazing views

We're pleased to offer the first chance to rent at this fantastic new build apartment. The property comes unfurnished and has been finished to an exceptional standard. It has 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 creates a welcoming yet functional space. There is a large south-west facing balcony with amazing views of Leeds city centre.

The high-spec kitchen benefits from super-efficient integrated appliances including a dishwasher, fridge and washer-dryer. In addition to a bedroom with cleverly designed integrated storage, there is a stylish bathroom consisting of a large walk-in shower, WC and hand basin.

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. District Lofts has unparalleled efficiency and makes it easy for occupiers to live sustainably and with a lower carbon footprint.

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 – perfect to enjoy in the warm weather.

Available immediately subject to acceptable referencing.

Rent: £1,100 per calendar month  
Holding deposit: £253.84  
Deposit: £1,269.23

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.