

# Happy Walk, LS9

PROPERTY ADDRESS  
59 Aire Lofts Happy  
Walk  
Leeds  
LS9 8FZ

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B	85	85
(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	



Call Us  
01132440251

Email Us  
leeds@vision-properties.co.uk

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We look at  
estate agency  
differently.

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- Beautiful landscaped surroundings
- Riverside location
- Award winning development
- Stunning views
- Triple glazed windows

Vision Properties are delighted to offer this stunning two bedroom apartment at the award winning riverside development, Climate Innovation District.

This spacious 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 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.

Please check available from date with agent.

Rent: £1,600 per calendar month  
Holding deposit: £369.23  
Deposit: £1,846.15

Available subject to acceptable referencing.

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

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.



## 2 bedroom Apartment £1,600 PCM



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