

# Happy Walk, LS9

PROPERTY ADDRESS  
Apartment 56  
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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leeds@vision-properties.co.uk

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estate agency  
differently.

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- \*First month's rent half price\*
- Brand new apartment
- Unfurnished
- Balcony
- Stunning views

We're pleased to offer the first chance to rent at this fantastic unfurnished apartment with a large south-west facing balcony and stunning views of Leeds city centre.

The brand new property 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. The high-spec kitchen benefits from super-efficient integrated appliances. In addition to a bedroom with cleverly designed integrated storage, there is a stylish 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. 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 such as Pig Love by the River, and enjoy the beautiful communal landscaped gardens. There are also shared decked areas that overlook the river and are surrounded by greenery - perfect to enjoy in the warm weather.

Available immediately subject to acceptable referencing.

Property comes with one parking space at a cost of £120 per month.

\*First month's rent half price\*.

Rent: £1,050 per calendar month  
Parking: £120 per month  
Holding deposit: £242.30



Deposit: £1,211.53

Please note that the photos are representative of this type of property and are not 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.