Happy Walk, LS9

PROPERTY ADDRESS

42 Aire Lofts Happy Walk
Leeds
LS9 8FX

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

We look at estate agency differently.

vision

- Total cost of the first month: unfurnished £2,261.53 (rent & deposit) plus £120 optional parking
- Total cost of the first month: furnished £2,476.92 (rent & deposit) plus £120 optional parking
- Stunning views
- South-west facing Juliet balconies
- Triple glazed windows

This stunning 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 a good sized bedroom with cleverly designed integrated storage, there is a stylish ensuite.

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 communal landscaped gardens.

Available immediately subject to acceptable referencing.

Parking available for an additional £120 per month.

Offered unfurnished or furnished for an extra cost.

Unfurnished
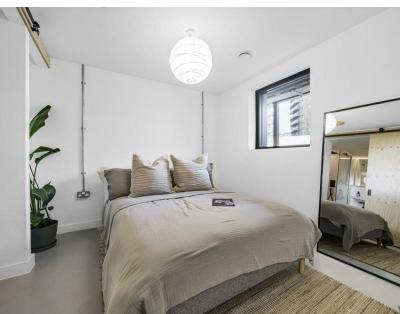Rent: £1,050 per calendar month
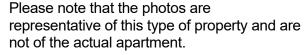Holding deposit: £242.30
Deposit: £1,211.53

Furnished
Rent: £1,150 per calendar month
Holding deposit: £265.38
Deposit: £1,326.92

Your Text Here

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.