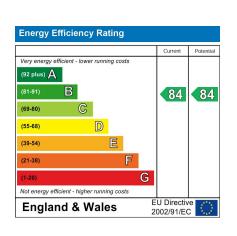
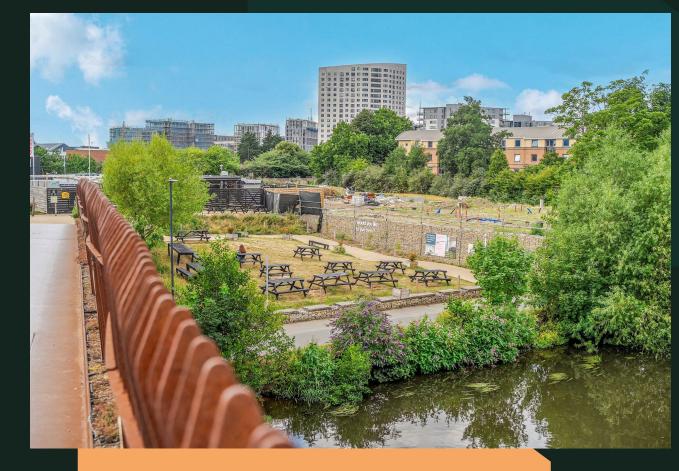
PROPERTY ADDRESS Apartment 85 District Lofts Happy Walk Leeds LS9 8GB



vision

Happy Walk, LS9







We look at estate agency differently.

- · Total cost of first month: £3,230.76 (rent & deposit)
- Available How
- · Duplex apartment
- Furnished
- · Communal green spaces

We're pleased to offer the first chance to rent at this fantastic duplex apartment with its own patio area.

The brand new property is furnished and 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 two good sized bedrooms with cleverly designed integrated storage, there are two stylish bathrooms.

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.

Available immediately subject to acceptable referencing.

Rent: £1,500 per calendar month Holding deposit: £346.15 Deposit: £1,730.76

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.

