

Happy Walk, LS9

PROPERTY ADDRESS
Apartment 84
District Lofts Happy
Walk
Leeds
LS9 8GB

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B	84	84
(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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- Total cost of first month unfurnished £3,123.07 (rent & deposit)
- Total cost of first month furnished £3,338.46 (rent & deposit)
- Parking space is £120 per month
- Duplex apartment
- Patio

We're pleased to offer the first chance to rent at this fantastic duplex apartment. The brand new property is offered unfurnished, or furnished for an extra cost.

This spacious duplex has south-west facing Juliet balconies, 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 combined with super-efficient integrated appliances creates a welcoming yet functional space. The two good sized bedrooms both have stylish ensuites.

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.

The property boasts its own patio area which is perfect for entertaining and watching the world go by. It's in an excellent location, with Leeds Dock, Brewery Wharf, the Calls and city centre all within easy walking distance. Residents have access to the lovely communal landscaped gardens of the Climate Innovation District and can also benefit from on-site amenities and community activities.

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

Available now, subject to acceptable referencing.

Unfurnished:
Rent: £1,450 per calendar month
Parking: £120 per month
Holding deposit: £334.61
Deposit: £1,673.07



Your Text Here



Furnished:
Rent: £1,550 per calendar month
Parking: £120 per month
Holding deposit: £357.69
Deposit: £1,788.46

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.