

Happy Walk, LS9

PROPERTY ADDRESS
89 Aire Lofts Happy
Walk
Leeds
LS9 8FZ

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B	89	89
(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

Email Us
leeds@vision-properties.co.uk

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estate agency
differently.

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- Total cost of first month: £2,046.15 (rent & deposit)
- Riverside location
- Available early January
- South-west facing Juliet balconies
- Beautiful landscaped surroundings

Vision Properties are delighted to offer this fantastic one bedroom apartment at Aire Lofts, at the award-winning riverside development, Climate Innovation District.

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 early January subject to acceptable referencing.

Rent: £950 per calendar month
Holding deposit: £219.23
Deposit: £1,096.15

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.



1 bedroom Apartment £950 PCM



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