

# Happy Walk, LS9

PROPERTY ADDRESS  
Apartment 60A  
Aire Lofts Happy Walk  
Leeds  
LS9 8FZ

| 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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estate agency  
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- \*First month's rent half price\*
- Available now
- Feature standalone bath
- Brand new
- Riverside setting

We're pleased to offer the first chance to rent at this fantastic one of a kind apartment at Aire Lofts. The property boasts a unique layout and benefits from an exceptionally large roof terrace with impressive views of Leeds city centre.

Other key features include 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 and corian kitchen worktops, creates a welcoming yet functional space. The property also benefits from floor to ceiling windows in the living space.

There are three good sized bedrooms and three stylish bathrooms, including a freestanding bath tub in the main bedroom looking out onto the private terrace!

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 beautiful communal landscaped gardens. There are also shared decked areas that overlook the river.

Parking is available.

The property is offered furnished or unfurnished. The images contain CGI furniture for illustration.

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



Your Text Here



Unfurnished:  
Rent: £3,000 per calendar month  
Holding deposit: £692.30  
Deposit: £3,461.53

Furnished:  
Rent: £3,125 per calendar month  
Holding deposit: £721.15  
Deposit: £3,605.76

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.