

Happy Walk, LS9

PROPERTY ADDRESS
Apartment 100A
Aire Lofts Happy Walk
Leeds
LS9 8FZ

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B	81	81
(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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- Available now
- Brand new penthouse
- Large roof terrace
- Amazing views
- Parking available

We're pleased to offer the first chance to rent at this fantastic penthouse apartment on the ninth floor at Aire Lofts. The property boasts a unique layout and benefits from an exceptionally large roof terrace with impressive views.

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 two good sized bedrooms and 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. 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.

Unfurnished:
Rent: £2,100 per calendar month
Holding deposit: £484.61



Deposit: £2,423.07

Furnished:
Rent: £2,200 per calendar month
Holding deposit: £507.69
Deposit: £2,538.46

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.