

Happy Walk, LS9

VIEW BEFORE YOU BUY

Rent free
Build your
posit*



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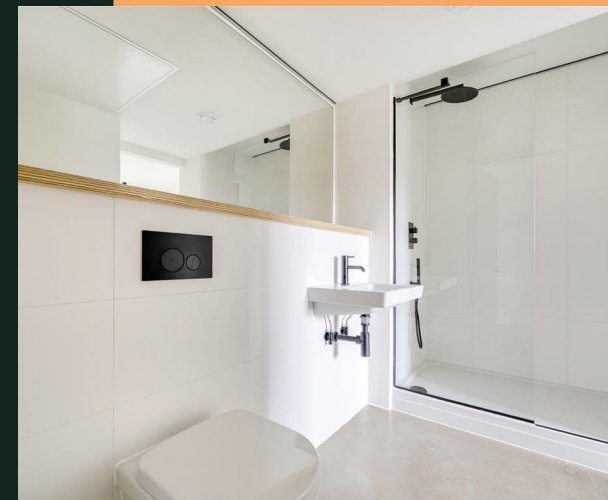
Call today — 0113 320 2357

*terms and condi

PROPERTY ADDRESS

Apartment 86
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		



Call Us
01132440251

Email Us
leeds@vision-properties.co.uk

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We look at
estate agency
differently.

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- *First month's rent half price*
- *Rent to buy scheme available*
- Parking space is £120 per month
- Furnished or unfurnished
- Patio

Rent to buy scheme available.

TRY BEFORE YOU BUY.
Try it. Love it. Own it.
(Terms & conditions apply - see below).

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.

First month's rent half price, subject to availability.

Unfurnished:
Rent: £1,380 per calendar month
Parking: £120 per month
Holding deposit: £346.15
Deposit: £1,730.76

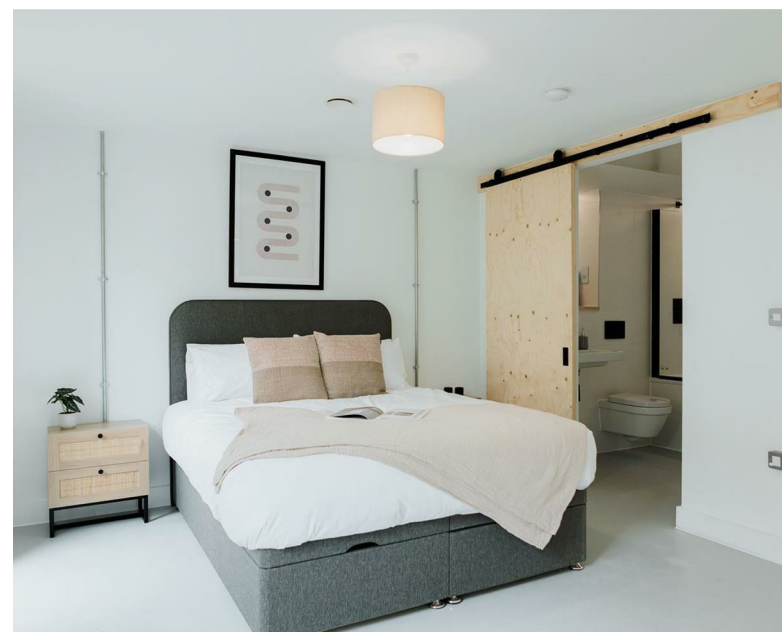
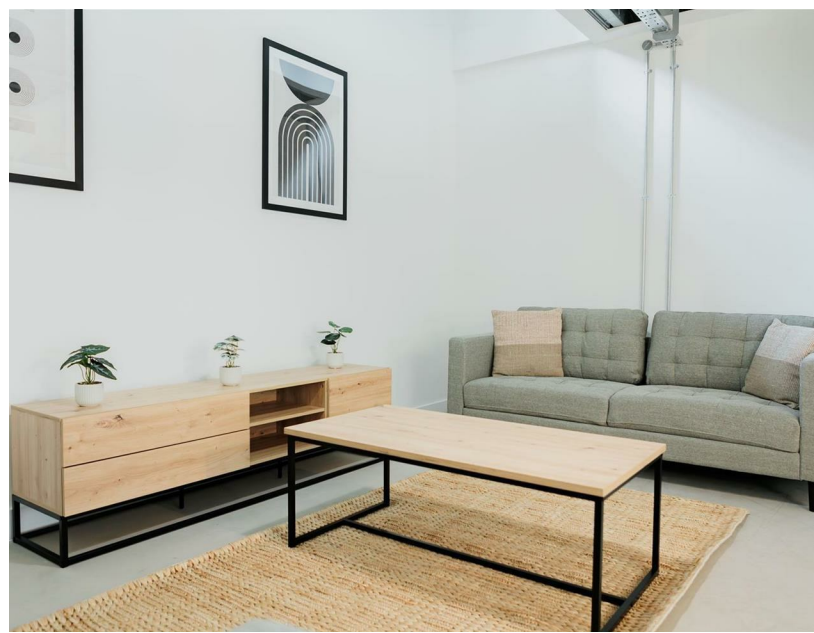
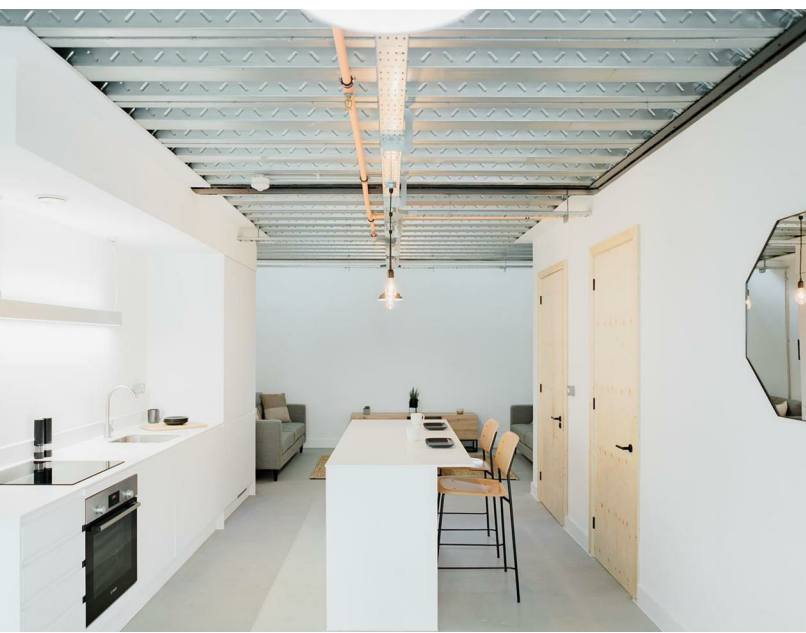
Furnished:
Rent: £1,480 per calendar month
Parking: £120 per month
Holding deposit: £369.23
Deposit: £1,846.15

Please note that the photos are representative of this type of property and are not of the actual apartment.

CGIs have been used in the photos and floorplan for illustrative purposes only.



Your Text Here



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.

Rent to buy scheme available

- * Fix your purchase price now and protect yourself from future market increases.
- * Test your new home and neighbourhood before you commit to buying.
- * Build a substantial deposit contribution while you rent.
- * Secure your property now while arranging your mortgage and finances.
- * Perfect for buyers waiting on property sales or building their deposit.