

Happy Walk, LS9

PROPERTY ADDRESS

Apartment 85a
 District Lofts Happy
 Walk
 Leeds
 LS9 8GB

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) A			
(81-91) B		84	84
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
<i>Not energy efficient - higher running costs</i>			
England & Wales		EU Directive 2002/91/EC 	



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- Total cost of first month: £3,015.38 (rent & deposit)
- Available now
- Riverside location
- Furnished
- Zero deposit option available

Be the first to live in this fantastic duplex apartment with its own patio area.

The brand new duplex is offered furnished and has 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 creates a welcoming yet functional space. On the ground floor, there's a high-spec kitchen with stylish and energy-efficient integrated appliances, plus a handy downstairs WC. There are two double bedrooms on the first floor which are both 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. District Lofts has unparalleled efficiency and makes it easy for occupiers to live sustainably and with a lower carbon footprint.

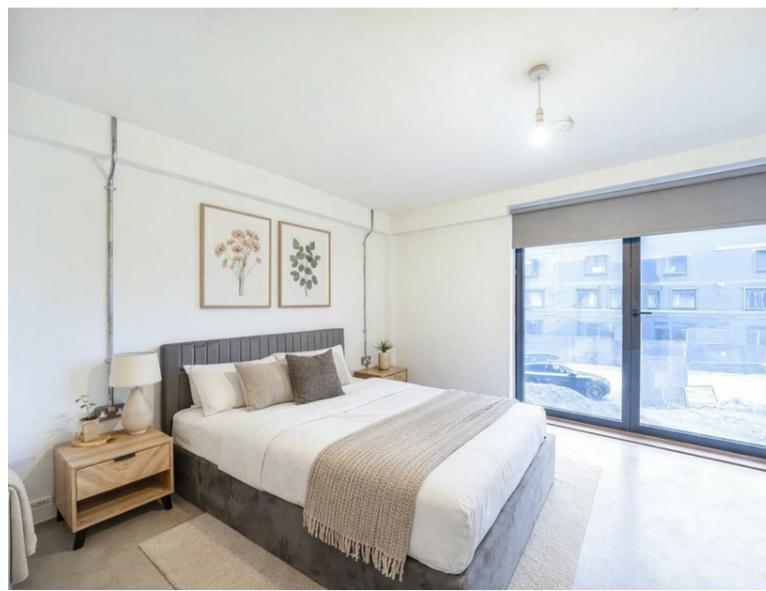
The property boasts its own patio area which is perfect for entertaining and watching the world go by. It's in an excellent location, with Leeds Dock, Brewery Wharf, the Calls and city centre all within easy walking distance. Residents have access to the communal landscaped gardens of the Climate Innovation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

Available now subject to acceptable referencing.

Zero deposit option available - please check with agent for details.

Rent: £1,400 per calendar month
 Holding deposit: £323.07
 Deposit: £1,615.38

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.

Please note that CGIs have been used to enhance the photos and virtually stage some of the furnishings and furniture – this is for illustrative purposes only. Viewing is essential.