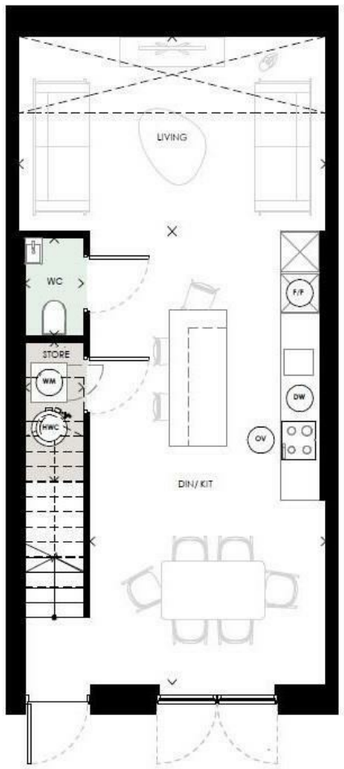


1 Ground Floor Plan

1 : 50

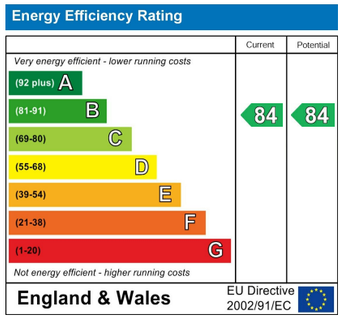


2 First Floor Plan

1 : 50

PROPERTY ADDRESS

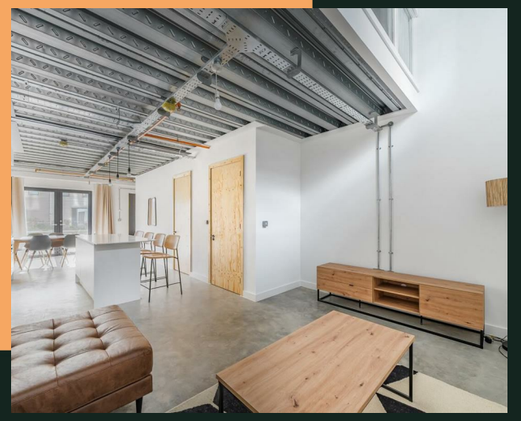
105 Aire Lofts Happy Walk
Leeds
LS9 8FX



Happy Walk, LS9







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- Total cost of first month: £3,553.84 (rent & deposit)
- Riverside location
- Patio
- South-west facing Juliet balconies
- Parking space available

This impressive duplex comes furnished and 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. Aire 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.

A parking space is available - please ask agent for details.

Available from 27th November, subject to acceptable referencing.

Rent: £1,650 per calendar month
Holding deposit: £380.76
Deposit: £1,903.84

Please note that the photos and floorplan 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.





