

# Happy Walk, LS9

PROPERTY ADDRESS  
Apartment 46  
District Lofts Happy  
Walk  
Leeds  
LS9 8GB

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B	85	85
(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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01132440251

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estate agency  
differently.

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- \*First month's rent half price\*
- \*Rent to buy scheme available\*
- Furnished or unfurnished
- Balcony
- Stunning views

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 apartment with a large south-west facing balcony and stunning views of Leeds city centre.

The brand new property 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. The high-spec kitchen benefits from super-efficient integrated appliances. In addition to two bedrooms with cleverly designed integrated storage, there is a stylish bathroom.

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.

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 such as Pig Love by the River, and enjoy the beautiful communal landscaped gardens. There are also shared decked areas that overlook the river and are surrounded by greenery - perfect to enjoy in the warm weather.

Available immediately subject to acceptable referencing.

Offered unfurnished or furnished for additional cost.

Property comes with one parking space at a cost of £120 per month.

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

Unfurnished  
Rent: £1,180 per calendar month  
Parking: £120 per month  
Holding deposit: £300  
Deposit: £1,500

Furnished  
Rent: £1,280 per calendar month  
Parking: £120 per month  
Holding deposit: £323.07  
Deposit: £1,615.38

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



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.