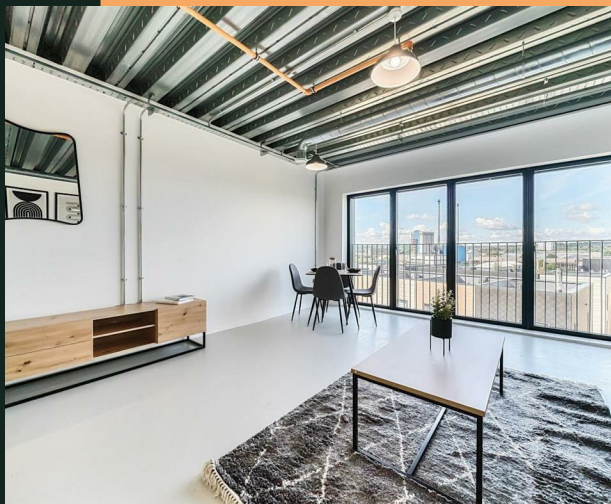


Happy Walk, LS9



PROPERTY ADDRESS
Apartment 57
Aire Lofts Happy Walk
Leeds
LS9 8FZ

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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- ****ATTENTION INVESTORS**** 7% Yield | ERV £1,150 PCM
- Offered either vacant possession or fully let turnkey investment property
- Loft apartment
- South-west facing Juliet balcony
- Riverside development

The flagship sustainable neighbourhood by award-winning developer Citu offers the perfect blend of peaceful riverside urban living.

The fantastic property has exposed services and polished 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 a good-sized bedroom, 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. Aire Lofts has unparalleled efficiency and makes it easy for occupiers to live sustainably and with a lower carbon footprint.

The apartment has an established rental track record and is currently tenanted until the end of August. It's offered with no onward chain and is owner-occupier, tenant or investor ready.

Residents benefit from the communal landscaped gardens and riverside decked areas of the Climate Innovation District plus there are independent on-site amenities including Pig Love by the River and Greens Grocers. The property is in an excellent location, with Leeds Dock, Brewery Wharf, the Calls and city centre all within easy walking distance.

Please note that the photos and floorplan represent a typical layout of this apartment design. Floorplan may not be shown to scale. Photos and computer-generated images are indicative only and can be subject to change. Variations to the external design and landscaping may occur.



A parking space is available to purchase for an additional cost – please check with agent.

Council tax band - C