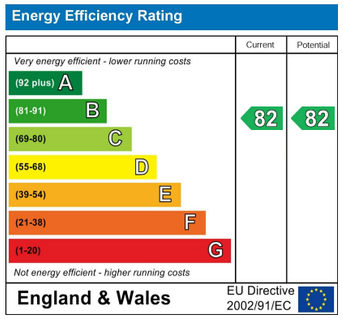
PROPERTY ADDRESS

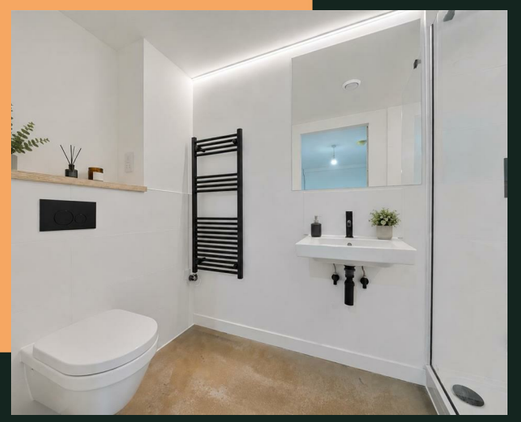
Apartment 79
District Lofts Happy Walk
Leeds
LS9 8GB



Happy Walk, LS9







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- Available now
- Award-winning development
- Brand new duplex
- Furnished or unfurnished
- Rent to buy scheme available

This brand new 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.

The property is offered unfurnished, or furnished for an extra cost.

Parking is available - please ask agent for details.

Available now, subject to acceptable referencing.

Unfurnished
Rent: £1,475 per calendar month
Holding deposit: £340.38
Deposit: £1,701.92

Furnished
Rent: £1,575 per calendar month
Holding deposit: £363.46
Deposit: £1,817.30

Please note that the photos are representative of this type of property and are not of the actual apartment. CGIs have been used for illustration.

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.

