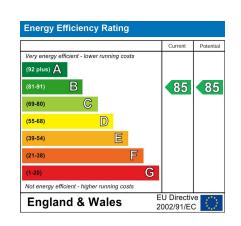
PROPERTY ADDRESS
Apartment 28
District Lofts Happy
Walk
Leeds
LS9 8GB



## Happy Walk, LS9







We look at estate agency differently.

- · \*First month's rent half price\*
- \*Rent to buy scheme available\*
- Balcon
- · Furnished or unfurnished
- · Amazing 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 southwest facing balcony and stunning views of Leeds city centre.

The brand new property is offered unfurnished, or furnished for an extra cost. It 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 good sized bedrooms with cleverly designed integrated storage, there are two stylish bathrooms.

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

Furnished

Rent: £1,380 per calendar month Parking: £120 per month Holding deposit: £318.46

Deposit: £1,592.30

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









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.

