

# Happy Walk, LS9



PROPERTY ADDRESS  
51 Aire Lofts Happy Walk  
Leeds  
LS9 8FX

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	

Call Us  
01132440251

Email Us  
leeds@vision-properties.co.uk

vision

We look at  
estate agency  
differently.

vision



- Total cost of first month: £2,476.92 (rent & deposit)
- Available from 8th June
- Stunning views
- South-west facing Juliet balconies
- Riverside location

This stunning apartment is 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 dual-aspect open-plan design floods natural light into the property and combined with super-efficient integrated appliances and Corian kitchen worktops, creates a welcoming yet functional space. In addition to a good sized bedroom with cleverly designed integrated storage, there is a stylish ensuite.

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.

It's in an excellent location, with Leeds Dock, Brewery Wharf, the Calls and city centre within easy walking distance.

Available from 8th June subject to acceptable referencing.

Rent: £1,150 per calendar month  
Holding deposit: £265.38  
Deposit: £1,326.92

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.

