



Aire Lofts,
Happy Walk, LS9

ZENKO
CITY LIVING

FOR SALE

£369,950

A SPACIOUS DUPLEX APARTMENT WITH PRIVATE ENTRANCE AND
SECURE ALLOCATED CAR PARKING

















2

Bedrooms

2

Bathrooms

1120

Sq. Ft.



ABOUT

A two-bedroom, two-bathroom duplex apartment within Aire Lofts, forming part of the Climate Innovation District. Located on the banks of the river Aire.

Many of the city's amenities are within easy walking distance including the General Infirmary (40mins), the Law Courts (37 mins), the Railway Station (28 mins), Wellington Place (39 mins), Northern Ballet (19 mins), West Yorkshire Play House (21 mins), the bus station (21 mins) and the main shopping areas of Trinity (24 mins) and Victoria Gate (23 mins) are close by. Onsite there is Piglove Brewery and taproom and additionally, Leeds Dock (5 mins) features a Tesco Metro, restaurants, cafes, bars, and car parking.

(All walking times are quoted from Google maps)

SPACIOUS DUPLEX APARTMENT

APPROX. 1020 SQUARE FEET

PRIVATE ENTRANCE

ALLOCATED SECURE CAR PARKING SPACE INCLUDED

FRENCH DOORS TO TERRACE

DOWNSTAIRS WC

HIGHLY EFFICIENT ECO HOME

COUNCIL TAX BAND: E

EPC: B

LEASEHOLD - 999 YEARS



ABOUT.. continued

The Climate Innovation District is an award winning, community led development focused around open, green space, positioned next to the river.

We are advised that the service charge is approx. £1714.56 P.A

Length of lease - 999 years from 2022

Council Tax: Band E

EWS1: Exempt

Heating: Electric

Water: Mains connected, via a meter

Broadband: No issues to report

Mobile: No issues to report









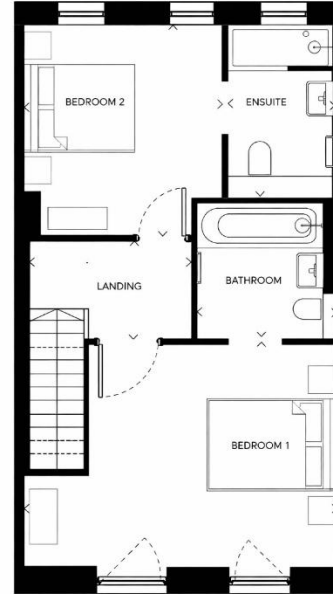
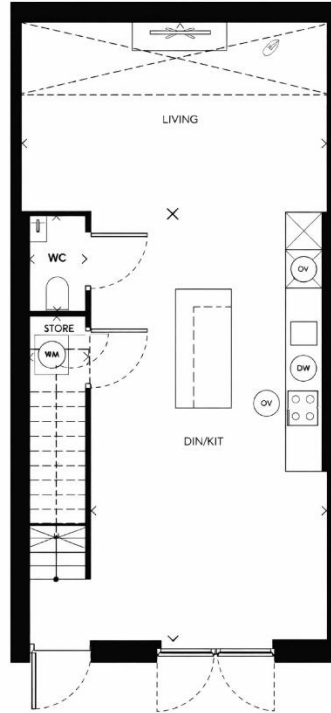


Alma
Lofts

Alma
Lofts



Floorplan



EPC

Score	Energy rating	Current	Potential
92+	A		
81-91	B	83 B	83 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

www.harprsurveyors.co.uk



Lease information

999 from
2022

Lease length

£1714
P.A

Service charge

£0
P.A

Ground rent



For more information or to arrange a viewing contact
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