

Happy Walk, LS9

PROPERTY ADDRESS

Apartment 84
District Lofts Happy
Walk
Leeds
LS9 8GB

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B	84	84
(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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- Brand new Citu home
- Duplex with patio
- Riverside development
- Communal green spaces
- High levels of insulation

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

This spacious duplex 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 combined with super-efficient integrated appliances creates a welcoming yet functional space.

The living area is on the ground floor along with a downstairs WC, and there are two good sized bedrooms both with stylish ensembles on the first floor.

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.

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

Please note that the floorplan represents a typical layout of this apartment design. It may not be shown to scale. Plot specifications, internal and external finishes, dimensions and differences to plots are dependent upon stage of build. Computer generated images are indicative only and can be



subject to change. Variations to the external design and landscaping may occur.

Parking space available to purchase for an additional £25,000.

Service charge applicable – please ask the team for further information.

Incentives are available – Stamp Duty and legal fees paid by the developer (subject to T&Cs).