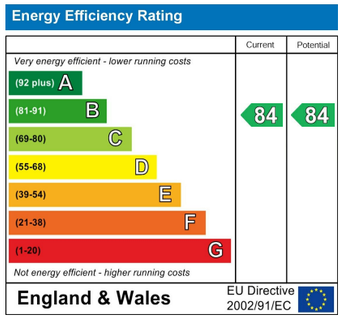
PROPERTY ADDRESS

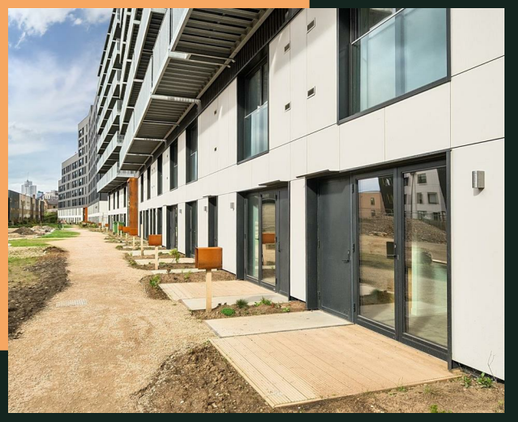
Apartment 85
District Lofts Happy Walk
Leeds
LS9 8GB



Happy Walk, LS9







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- Total cost of first month: £3,338.46 (rent & deposit)
- Patio area
- Riverside development
- Furnished
- Triple glazed

The recently-built duplex is offered furnished and 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. On the ground floor, there's a high-spec kitchen with stylish and energy-efficient integrated appliances, plus a handy downstairs WC. There are two double bedrooms on the first floor which are both 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. 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 communal landscaped gardens of the Climate Innovation District and can also benefit from on-site amenities and community activities.

Available subject to acceptable referencing.

A parking space is included.

Rent: £1,550 per calendar month
Holding deposit: £357.69
Deposit: £1,788.46

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.







