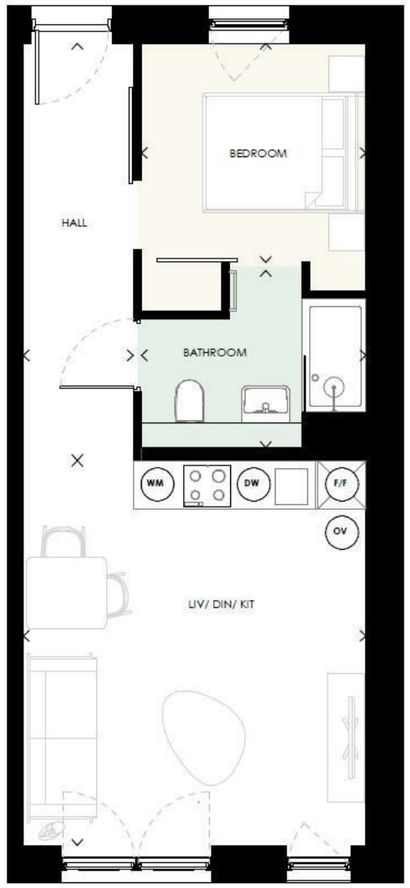
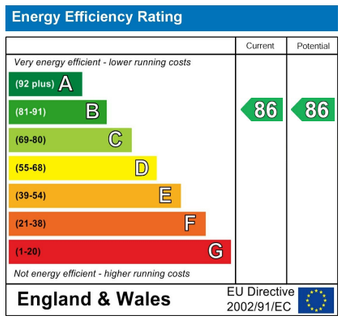
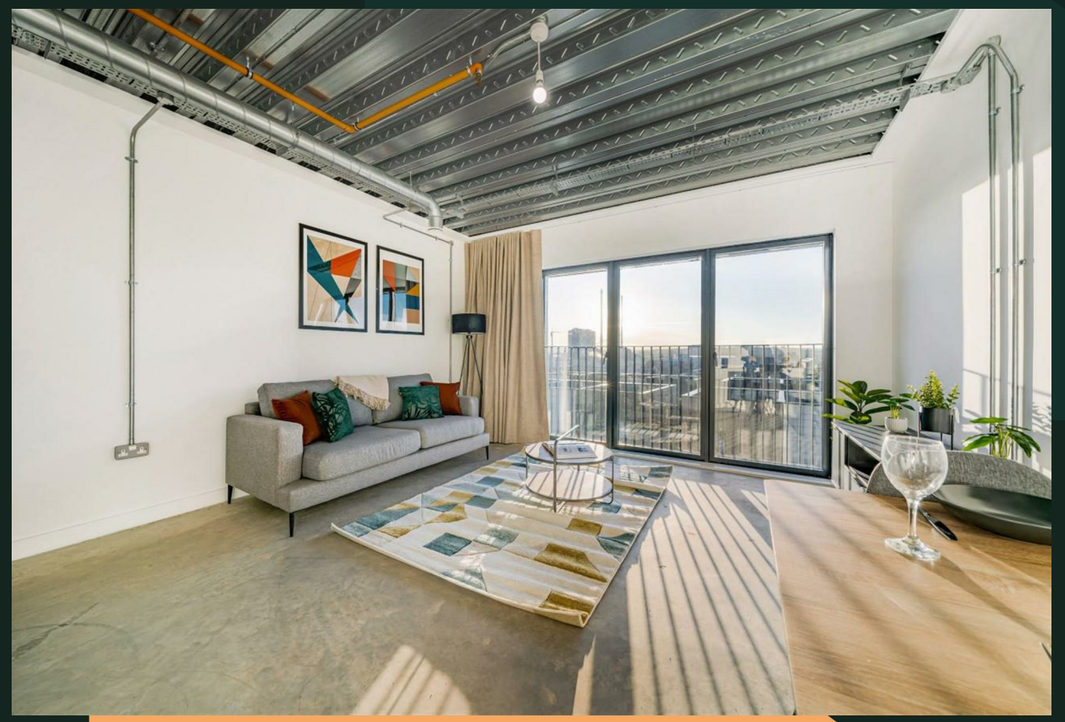


PROPERTY ADDRESS

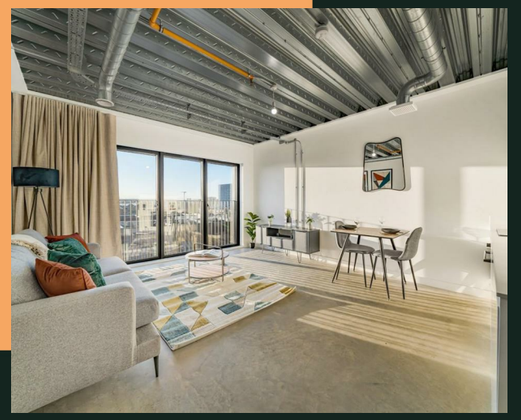
50 Aire Lofts Happy Walk
Leeds
LS9 8FX



Happy Walk, LS9







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- Total cost of first month: £1,938.46 (rent & deposit)
- High levels of insulation
- Stunning views
- South-west facing Juliet balconies
- Triple glazing

This stunning apartment 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 riverside location, with Leeds Dock, Brewery Wharf, the Calls and city centre within easy walking distance. Residents have access to the lovely communal landscaped gardens of the Climate Innovation District and can also benefit from on-site amenities and community activities.

Available subject to acceptable referencing.

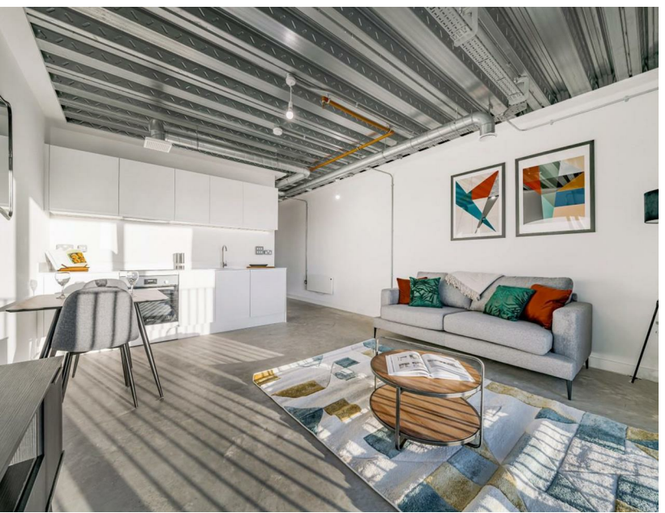
A parking space is available for an extra £120 per month - please ask agent.

Rent: £950 per calendar month
Holding deposit: £219.23
Deposit: £1,096.15

Please note that the photos 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.