

Happy Walk, LS9

APARTMENT TYPE E - 16 No. TOTAL

100 - 101 102 - 104 105 106 107 108 109

NOTE: All dimensions are approximate and subject to change without notice. Dimensions do not include storage zones.

ROOM	AREA	DIMENSIONS
LIVING DINING KITCHEN	42.6m ²	1968 x 4295
BEDROOM 1	8.3	2003 x 1728
BEDROOM 2	5.1	2003 x 2584
BATHROOM	4.9	2003 x 2194
ENSUITE	4.0	2003 x 1700

NOTE: Areas include storage zones. Dimensions do not include storage zones.

Apartment Type - E DATE 14/10/2020 12:40:58 SALES PLAN **CITU**



PROPERTY ADDRESS

45 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: £2,800 (rent & deposit)
- Riverside location
- Available now
- Furnished
- South-west facing Juliet balconies

This spacious furnished 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 two good sized bedrooms with cleverly designed integrated storage, there is a stylish ensuite and house bathroom.

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.

Available now subject to acceptable referencing.

Rent: £1,400 per calendar month
Holding deposit: £323.07
Deposit: £1,400

Please note that the photos are representative of this type of property and are not 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.



Your Text Here

