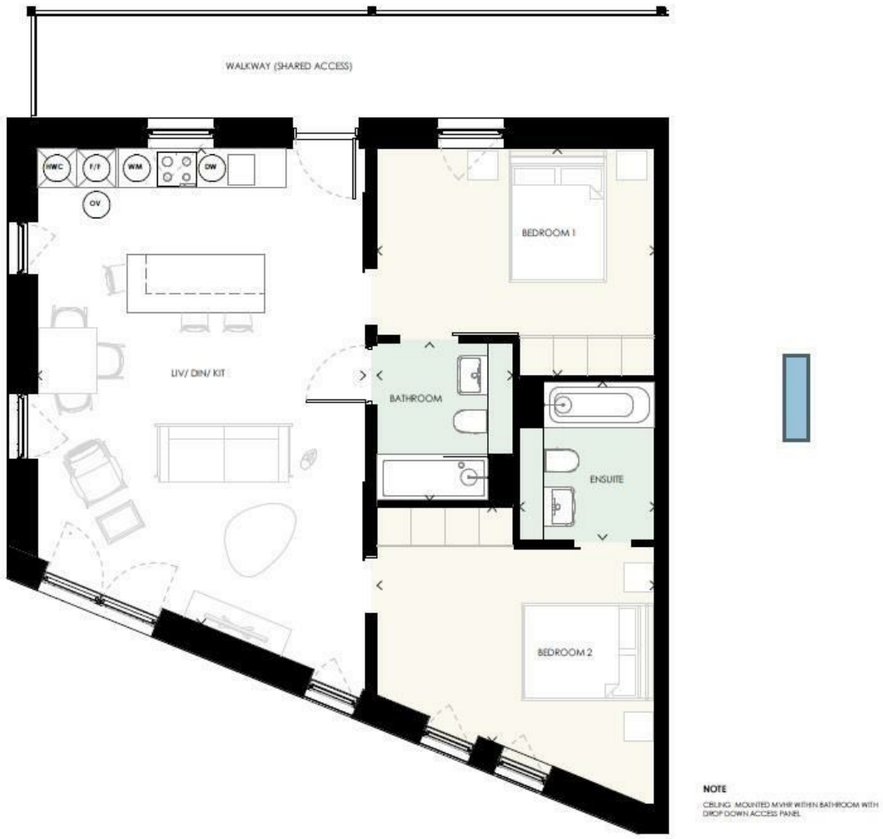
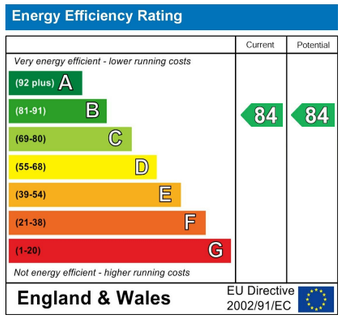


NOTE

CEILING MOUNTED MVHR WITHIN BATHROOM WITH DROP DOWN ACCESS PANEL

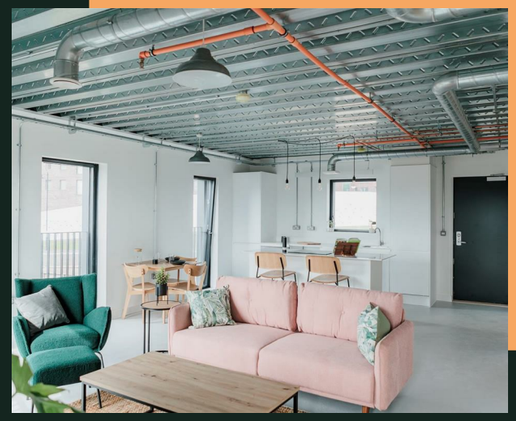
PROPERTY ADDRESS

Apartment 33 Aire
Lofts Happy Walk
Leeds
LS9 8FX



Happy Walk, LS9







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- Total cost of first month: £2,700 (rent & deposit)
- Riverside location
- High levels of insulation
- Stunning views
- South-west facing Juliet balconies

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 two good sized bedrooms, there is a stylish ensuite and a jack and jill 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.

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 communal landscaped gardens of the Climate Innovation District and can also benefit from on-site amenities and community activities.

Available from 18th December subject to acceptable referencing.

Rent: £1,350 per calendar month
Holding deposit: £311.53
Deposit: £1,350

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.

The photos and floorplan are of a similar apartment. The furniture will be different.







