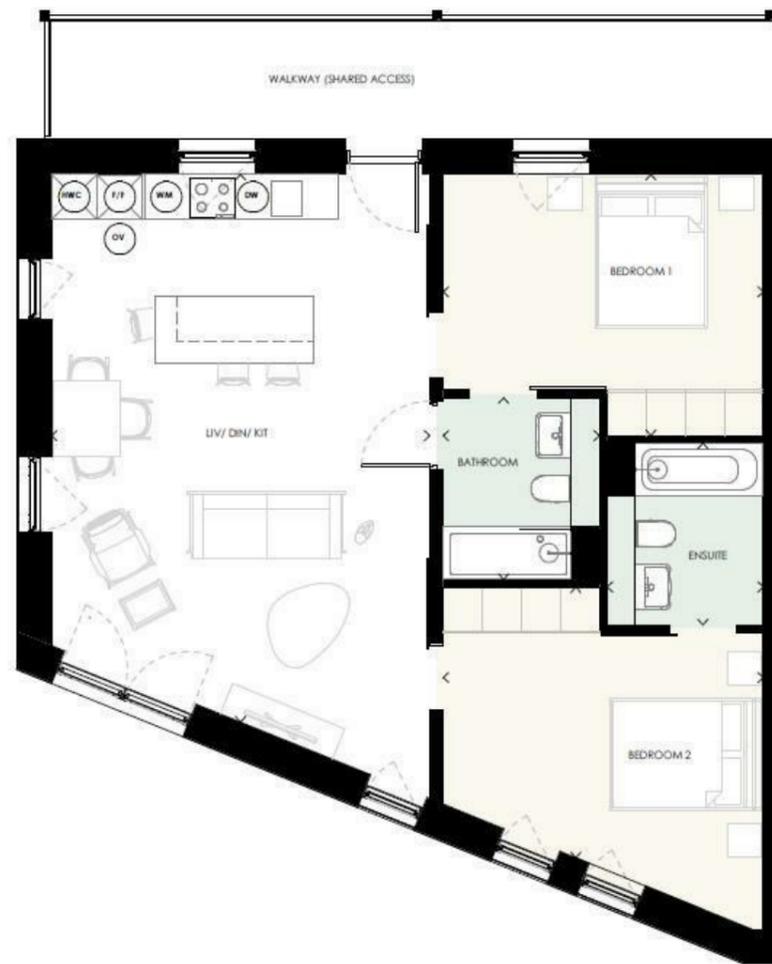


Happy Walk, LS9



NOTE
CEILING MOUNTED MVRB WITH BATHROOM WITH
DROP DOWN ACCESS PANEL

PROPERTY ADDRESS
Apartment 33 Aire
Lofts Happy Walk
Leeds
LS9 8FX

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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- Total cost of first month: £2,500 (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 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: £1,250 per calendar month
Holding deposit: £288.46
Deposit: £1,250

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.

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



Your Text Here

