

Happy Walk, LS9



PROPERTY ADDRESS
Apartment 91
Aire Lofts Happy Walk
Leeds
LS9 8FX

| Energy Efficiency Rating | | Current | Potential |
|--|----------------------------|---------|-----------|
| <i>Very energy efficient - lower running costs</i> | | | |
| (92 plus) A | | | |
| (81-91) B | | 88 | 88 |
| (69-80) C | | | |
| (55-68) D | | | |
| (39-54) E | | | |
| (21-38) F | | | |
| (1-20) G | | | |
| <i>Not energy efficient - higher running costs</i> | | | |
| 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: £1,900 (rent & deposit)
- Available now
- Stunning views
- South-west facing Juliet balconies
- Riverside location

Vision Properties are delighted to offer this stunning one bedroom apartment at Aire Lofts in the Climate Innovation District.

This 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 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.

Aire Lofts is in an excellent location, with Leeds Dock, Brewery Wharf, the Calls and city centre within easy walking distance.

Available now, subject to acceptable referencing.

Rent: £950 per calendar month
 Deposit: £950
 Holding deposit: £219.23

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.



1 bedroom
 Apartment
 £950 PCM



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