



7 Valley View, 3 Ronald Road, Liverpool, Merseyside L22 3XU

Asking Price £260,000

Welcome to Valley View, a stunning new build development located in the heart of Waterloo. This luxurious apartment boasts 2 bedrooms, 2 bathrooms, and a spacious open plan kitchen dining area leading out onto a large sunny balcony offering picturesque views of the communal gardens. The bi-fold doors bring the outdoors in, creating a seamless blend of indoor-outdoor living.

Situated in the Valley View development, which comprises 9 luxurious apartments and 1 coach house, this property offers a perfect balance of modern living and tranquillity. With off road parking available for 1 vehicle, convenience is at your doorstep.

Imagine starting your day with a cup of tea on the balcony, overlooking the beautifully landscaped communal gardens. The peaceful surroundings provide a serene escape from the hustle and bustle of life.

Don't miss the opportunity to make this apartment your new home. With its contemporary design, prime location, and thoughtful details throughout, Valley View is a true gem in the heart of Liverpool.



First Floor

Hall

Lounge/Dining/Kitchen

22'9" x 14'9" (6.94 x 4.52)

Terrace

Bedroom 1

14'2" x 12'5" (4.34 x 3.79)

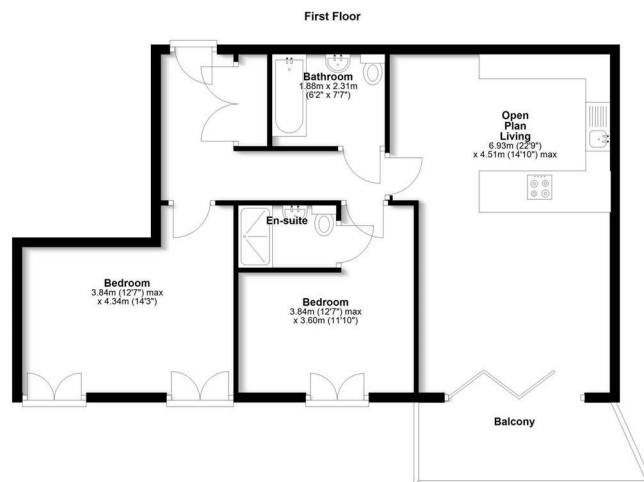
Bedroom 2

8'1" x 11'10" (2.48 x 3.61)

En-Suite

Bathroom

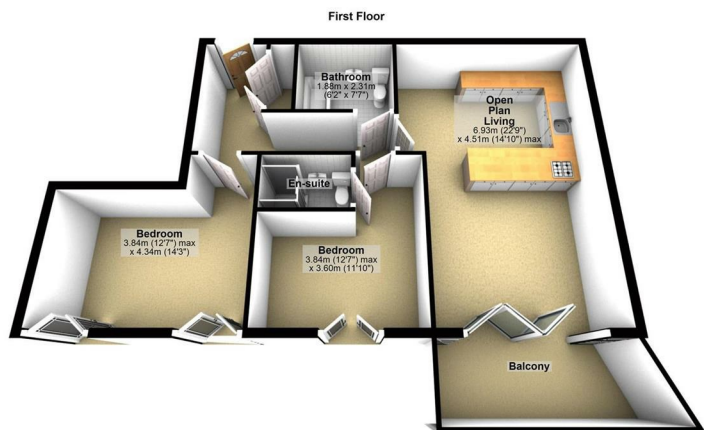
7'7" x 6'2" (2.33 x 1.88)



Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other item are approximate and no responsibility is taken for any error, omission, or misstatement. Plan produced using Planipix.

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	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
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Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	



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