



## 8 Valley View, 3 Ronald Road, Liverpool, Merseyside L22 3XU

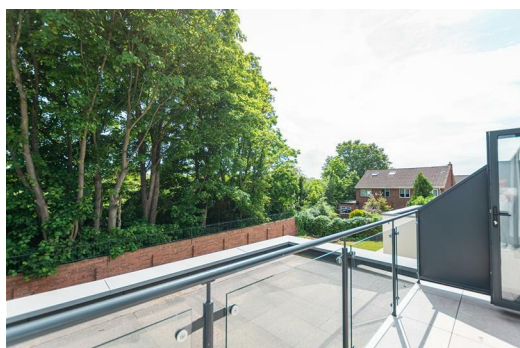
£285,000

Welcome to Valley View, a stunning new build development located in the heart of Waterloo. This luxurious penthouse 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.

What sets this penthouse apart is the touch of luxury it offers. With Bosch appliances and elegant granite countertops in the kitchen, every corner exudes sophistication and class.

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.

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.



# Penthouse

## Hall

## Lounge/Dining/Kitchen

23'3" max x 22'0" (7.11 max x 6.71)

## Terrace

## Bedroom 1

17'0" max x 15'2" (5.19 max x 4.64)

## En-Suite

## Bedroom 2

12'9" x 11'0" (3.91 x 3.37)

## Bathroom

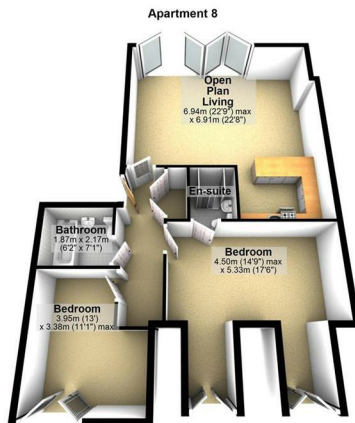
7'1" x 6'1" (2.17 x 1.87)



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 Planific.

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	

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	



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