



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

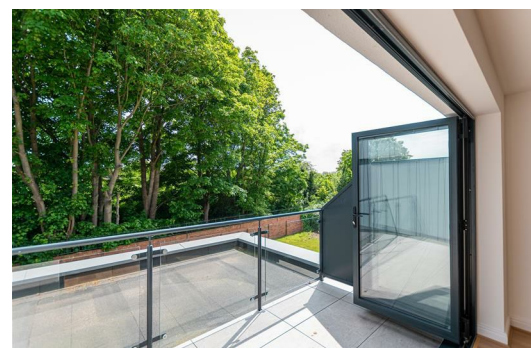
£315,000

Welcome to 5 Valley View, Ronald Road, a stunning new build apartment located in the heart of Waterloo, Liverpool. This luxury property boasts three bedrooms, three bathrooms, and a spacious 1,190 sq ft of living space.

What sets this apartment apart is the bright and airy open-plan kitchen and living area, complete with modern fittings and integrated appliances. The bi-fold doors lead out to a large sunny balcony overlooking the communal gardens, ideal for enjoying your morning coffee or hosting summer gatherings with friends and family.

Situated in a brand new development of 9 apartments and 1 coach house, with off-road parking ensuring that you will always have a secure space for your vehicle, adding ease to your daily routine.

Whether you're looking for a comfortable family home or a stylish space to entertain guests, this apartment ticks all the boxes. Don't miss the opportunity to make this beautiful property your own and enjoy the best of modern living in a prime location.



First Floor

Hall

Lounge/Dining/Kitchen

27'4" max x 22'0" (8.34 max x 6.73)

Terrace

Bedroom 1

19'4" x 8'1" (5.91 x 2.48)

En-Suite

Bedroom 2

13'11" x 9'1" (4.25 x 2.77)

En-Suite

Bedroom 3

10'5" max x 8'9" (3.18 max x 2.68)

Bathroom

7'2" x 5'10" (2.2 x 1.8)



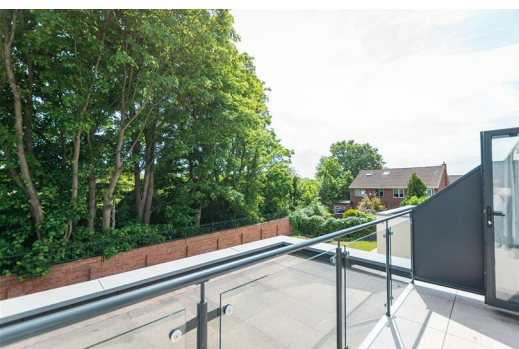
Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other item are approximate and no responsibility is taken for any error, omission, or misstatement.
Plan produced using PlanIt.



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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B	86	86
(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		
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Not environmentally friendly - higher CO ₂ emissions		
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