



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

Offers Over £300,000

Welcome to Valley View – Luxury Living in the Heart of Waterloo

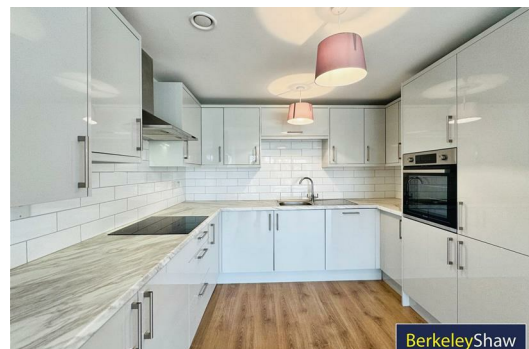
Discover Apartment 5 at Valley View, a stunning first floor new-build apartment offering the perfect blend of contemporary design and spacious living. Situated within an exclusive development of nine luxury apartments and one unique coach house, this three-bedroom, three-bathroom residence boasts an impressive 1,190 sq. ft. of beautifully designed space.

What truly sets this home apart is the bright and airy open-plan kitchen and living area, thoughtfully designed with modern fittings and high-end integrated appliances. The expansive bi-fold doors seamlessly connect the indoors to a large, sun-filled balcony overlooking the landscaped communal gardens—perfect for enjoying your morning coffee or hosting summer gatherings with family and friends.

Designed for both style and practicality, the development also offers off-road parking, ensuring you always have a secure and convenient space for your vehicle. Nestled in the heart of Waterloo, this prime location places you within easy reach of local amenities, excellent transport links, vibrant restaurants, and the stunning coastline, making it an ideal home for families, professionals, or those seeking a stylish retreat.

Whether you're searching for a comfortable family home or a modern, high-spec space to entertain, this apartment ticks all the boxes. Don't miss the opportunity to be part of this exceptional development—contact us today to arrange your viewing!

Leasehold 247 years remaining S/C £1997.89



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

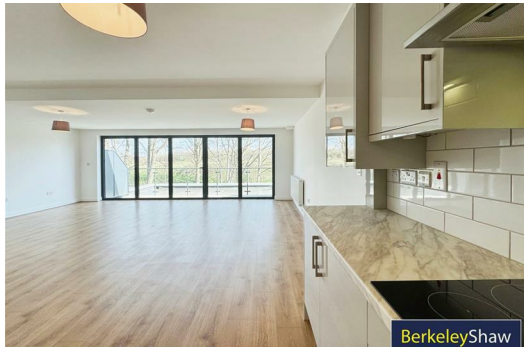
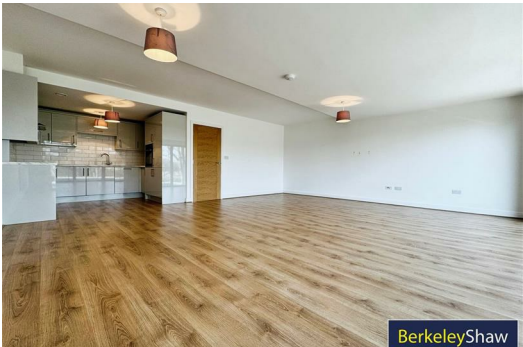
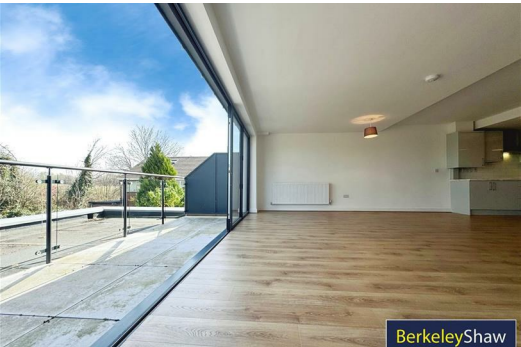
7'2" x 5'10" (2.2 x 1.8)



Whilst every attempt has been made to ensure the accuracy of the floor plan contained herein, 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 Planity.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A	86	86
(81-91) B		
(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		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales		EU Directive 2002/91/EC



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