



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

Offers Over £215,000

Discover Valley View, an exclusive new-build development offering contemporary living in the highly sought-after Waterloo area. This luxurious collection of nine beautifully designed apartments and one unique coach house provides the perfect balance of modern convenience and tranquil surroundings.

This stunning first floor, two-bedroom, two-bathroom apartment is finished to the highest standard, featuring a spacious open-plan kitchen and dining area that flows effortlessly into the living space. Expansive bi-fold doors open onto a large, sun-drenched balcony, creating a seamless indoor-outdoor living experience with picturesque views over the landscaped communal gardens.

Designed with both style and practicality in mind, this home offers off-road parking for one vehicle, ensuring hassle-free city living. The prime location places you within easy reach of local amenities, excellent transport links, vibrant restaurants, and scenic coastal walks, making it an ideal choice for professionals, downsizers, or those seeking a modern retreat.

Imagine starting your morning with a cup of coffee on the private balcony, surrounded by greenery, or unwinding in the evening with the peaceful ambiance of your beautifully designed home.

With its contemporary design, prime location, and thoughtful details throughout, Valley View is a rare gem. Don't miss your chance 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

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

Terrace

Bedroom 1

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

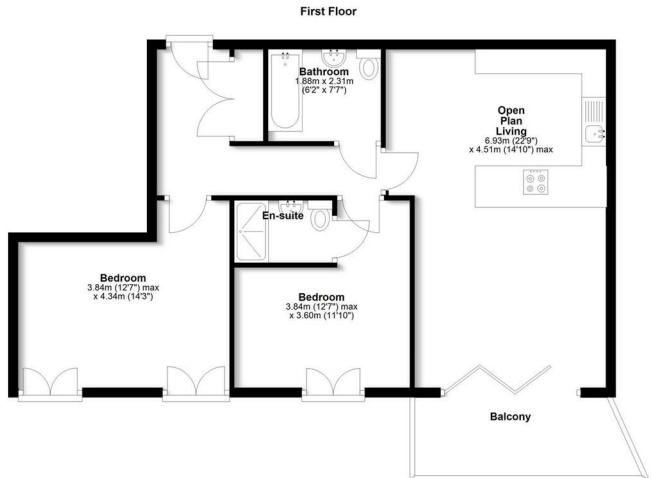
Bedroom 2

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 PlanUp.

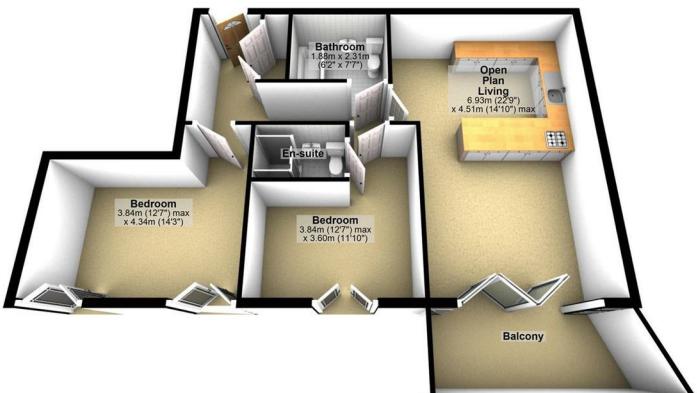
Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B	85	85
(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	

Environmental Impact (CO₂) Rating

	Current	Potential
<i>Very environmentally friendly - lower CO₂ emissions</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not environmentally friendly - higher CO₂ emissions</i>		
England & Wales	EU Directive 2002/91/EC	

First Floor



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