



1 Ronald Road, Liverpool, Merseyside L22 3XU

Asking Price £337,500

NEAR COMPLETION RESERVATIONS BEING TAKEN

Valley View is a New development of 9 luxury 2 & 3 bed roomed apartments all with en-suites and 6 with private outdoor areas and a 3 bed roomed 2 bathroomed coach house.

The grounds benefit from communal gardens and off road parking.

Valley view is a short walk from local shops and transport routes with Crosby Beach close by.

Locally a range of schools including St Marys and Merchant Taylors.



Ground Floor

Karen Parks @ Berkeley Shaw are delighted to offer for sale this new build Coach House, part of a new development. The property is 171.5sqmr and consists of: entrance hall with stairs to first floor, three bedrooms (master with en-suite) and family bathroom to the ground floor and open plan lounge/dining/Kitchen to the first. Outside allocated parking and a private roof terrace.

Bedroom 1

16'2" x 8'4" (4.93 x 2.55)

Aluminium window, radiator,

En-suite

Walk in shower cubicle, wash basin in vanity unit, low level wc, heated towel rail.

Bedroom 2

12'7" x 10'5" (3.86 x 3.18)

Aluminium window, radiator.

Bedroom 3

12'6" x 8'9" (3.83 x 2.68)

Aluminium window, radiator.

Bathroom

6'3" x 6'0" (1.93 x 1.84)

White suite comprising: panelled bath, wash basin inset in vanity unit, low level wc, heated towel rail.

First Floor

Open Plan living/dining room

22'9" max x 17'8" max (6.94 max x 5.40 max)

Aluminium bi-fold doors to private roof terrace, range of high and low level fitted units, granite work surfaces, stainless steel sink unit with drainer board and mixer taps, built in oven, 4 ring hob with extractor over, integrated fridge/freezer, integrated dishwasher, breakfast bar.

Terrace

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(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		
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