



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

£250,000

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 bath roomed 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.



## First Floor

Karen Parks @ Berkeley Shaw are delighted to offer for sale this new build one of nine, first floor 2 bedroomed, 2 bathroomed apartment. The property is 80.1sqmr and consists of: Communal entrance and hall, stairs to first floor, door to: hall, lounge/dining room/kitchen, two bedrooms (master with en-suites) and family bathroom. Outside allocated parking and private roof terrace.

### Hall

Double storage cupboard, radiator.

### Lounge/Dining/Kitchen

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

Aluminium bi-fold doors to private roof terrace, range of high and low level fitted units, post formed 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

#### Bedroom 1

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

Two Aluminium patio doors with juliet balconies, radiator,

#### Bedroom 2

13'0" x 11'10" (3.98 x 3.61)

Aluminium patio door with juliet balcony, radiator.

### En-Suite

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

### Bathroom

7'7" x 6'2" (2.33 x 1.88)

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

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 <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		
(1-20) G		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
England & Wales		EU Directive 2002/91/EC 

