



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

Asking Price £299,500

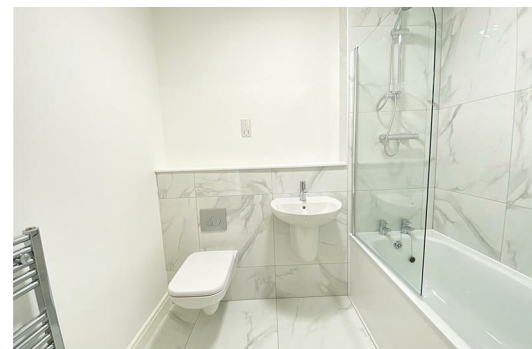
NEAR COMPLETION RESERVATIONS BEING TAKEN

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 bedroomed 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.



## Penthouse

Karen Parks @ Berkeley Shaw are delighted to offer for sale this new build one of nine, second floor penthouse 3 bedroomed, 2 bathroomed apartment. The property is 103.3sqm and consists of: Communal entrance and hall, stairs to second floor, door to: hall, lounge/dining room/kitchen, three bedrooms (master with en-suite) and family bathroom. Outside allocated parking and private roof terrace.

## Hall

built in double store cupboard, radiator.

## Living/Dining/Kitchen

30'4" x 16'7" (9.27 x 5.07)

Aluminium bi-fold doors to private roof terrace, range of high and low level fitted units, granite work surfaces, 1 1/2 bowl stainless steel sink unit with drainer board and mixer taps, built in 'Bosch' oven, built in 'Bosch' microwave, 4 ring 'Bosch' hob with extractor over, integrated fridge/freezer, integrated dishwasher, breakfast bar., wood effect flooring, radiator.

## Terrace

## Bedroom 1

13'7" x 12'10" (4.15 x 3.92)

Aluminium patio doors with juliey balcony, radiator.

## En-suite

Walk in shower cubicle, wash basin, low level wc, part tiled walls, tiled flooring, heated towel rail.

## Bedroom 2

11'3" max x 9'3" (3.44 max x 2.84)

Aluminium patio doors with juliet balcony, radiator.

## Bedroom 3

16'11" x 11'2" (5.16 x 3.41)

Aluminium patio doors with juliet balcony, radiator,

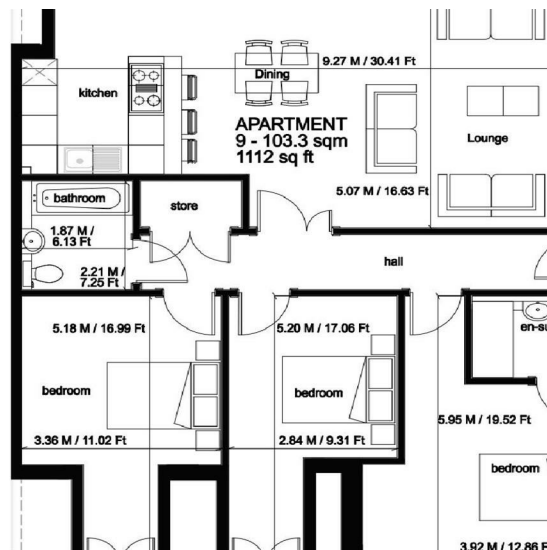
## Bathroom

7'2" x 6'1" (2.19 x 1.87)

White suite comprising: panelled bath with shower over, wash basin, low level wc, tiled walls, tiled flooring, 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			
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(21-38) F			
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Not environmentally friendly - higher CO <sub>2</sub> emissions			
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