



4 Valley View, 3 Ronald Road, Liverpool, Merseyside L22 3XU

Asking Price £220,000

NEAR COMPLETION RESERVATIONS BEING TAKEN

Valley View is a New development of 9 luxury 2 & 3 bedroomed 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.



First Floor

Karen Parks @ Berkeley Shaw are delighted to offer for sale this new build one of nine, ground floor 2 bedroomed, 2 bathroomed apartment. The property is 70.1sqmr and consists of: Communal entrance and hall, door to: hall, lounge/dining room/kitchen, two bedrooms (master with en-suite) and family bathroom. Outside allocated parking and communal garden to rear,

Hall

Double storage cupboard, radiator.

Lounge/dining/kitchen

22'1" x 15'7" (6.74 x 4.76)

Aluminium patio doors with Juliet balcony, 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.

Bedroom 1

14'9" x 8'9" (4.5 x 2.67)

Aluminium patio doors with juliet balcony, radiator,

En-suite

Walk in shower cubicle, wash basin, low level wc, tiled walls, tiled flooring, radiator.

Bedroom 2

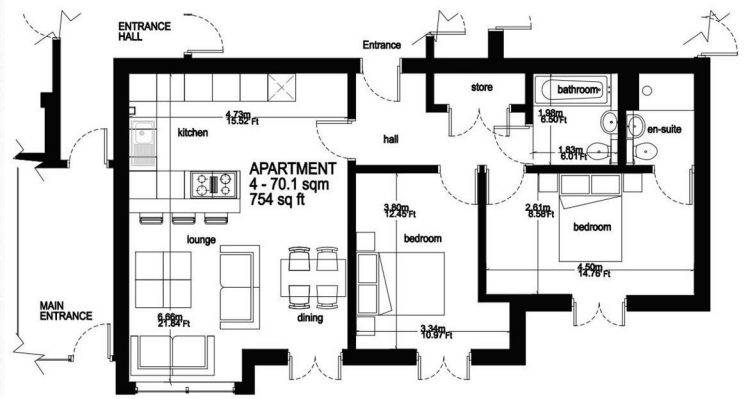
12'5" x 8'9" (3.8 x 2.67)

Aluminium patio doors with juliet balcony, radiator.

Bathroom

6'7" x 6'2" (2.01 x 1.88)

White suite comprising: panelled bath, wash basin, low level wc, tiled walls, tiled flooring, radiator.



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		
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Not environmentally friendly - higher CO ₂ emissions		
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