



Spencer.

**Apt 3, Sharrow Point, 326 Cemetery
Road. Sharrow Vale. S11 8FT**

Buy —

a two bedroom, two bathroom apartment in a gated development in Sharrow Vale, S11

— from *Spencer.*

- Fabulous two bedroom apartment in Sharrow Vale
- En-suite bathroom to main bedroom
- Large living room with big windows
- Allocated undercroft parking and shared private gym
- Award winning architecture with private balcony
- Fully fitted modern kitchen
- Close to amenities and no chain
- EPC Rating - C
- Council Tax Band - C
- What3Words: fishery.steep.shiny

Offers Around

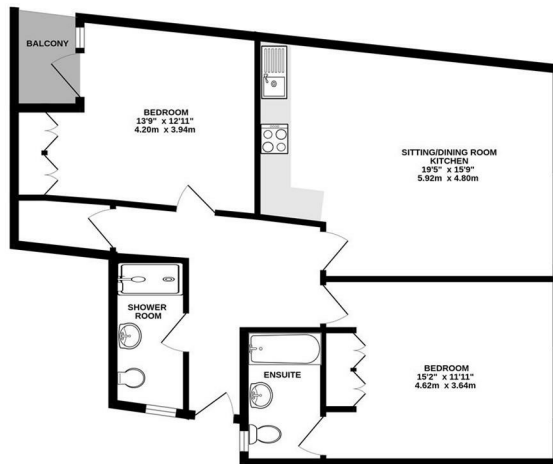
£275,000





Floorplan

FIRST FLOOR
CEILING HEIGHT 2.34 M
823 sq.ft. (76.5 sq.m.) approx.



TOTAL FLOOR AREA: 823 sq.ft. (76.5 sq.m.) approx.
Whilst every effort has been made to ensure the accuracy of the measurements taken, measurements of doors, windows, rooms and any other area are approximate and no responsibility is taken for any error, omission or misstatement. These figures are for general guidance only and should not be used as a basis for any prospective purchase. The floor plan is not intended to be a contract and the purchaser should verify the accuracy of the measurements and the area of the property before completion.



Spencer.

+44 (0)114 268 3682
info@spencersestateagents.co.uk

469 Ecclesall Road, Sheffield, S11 8PP
SpencersEstateAgents.co.uk

SpencersAgents
SpencersAgents
SpencersEstateAgents

All enquiries and negotiations conducted via the Spencers office. We are obliged under the Estate Agent Act 1991 to qualify all offers and an independent mortgage consultant will speak to you to substantiate your details. The particulars are set out as a general outline only for guidance and do not constitute part of an offer or contract. Measurements are given in good faith and believed to be correct. Any prospective buyer should satisfy themselves as to the correctness of all statements and should not rely on them as representation of fact. No person in the employment of Spencers has any authority to make or give representation or warranty whatever in relation to this property.

Viewing: Via the Agents
Spencers Agents Ltd, 469 Ecclesall Road, Sheffield S11 8PP | Registered in England No. 7565948