



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 Spencen.

- 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







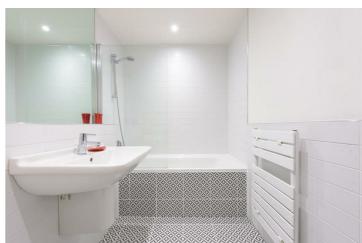




Offers Around

£285,000



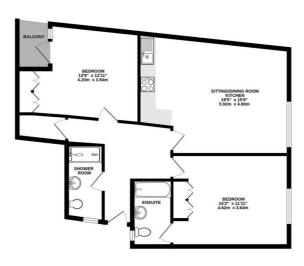






Floorplan

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.
White every attempt has been made to ensure the accuracy of the floorplan contained here, measure
of doors, windows, sooms and any other tensus are appearations and no responsibility is taken for any
emission or mis-statement. This plan is for flicitative purposes only and should be used as such by
erroscorbe contained. The seneroes, supremir and confidences them have not been testined and no our





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

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

 $Spencers\,Agents\,Ltd, 469\,Eccles all\,Road, Sheffield\,St1\,8pp\,|\,Registered\,in\,England\,No.\,7565948$