



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

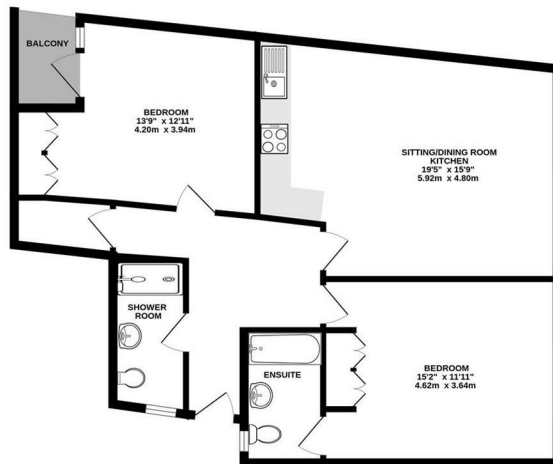
**£275,000**





# 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. Prospective buyers should verify all measurements and areas by their own means. Prospective buyers should also verify the accuracy of the measurements and areas by their own means. Measurements are given for information only and should not be relied upon for any purpose other than as a guide.



## Spencer.

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Viewing: Via the Agents  
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