



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

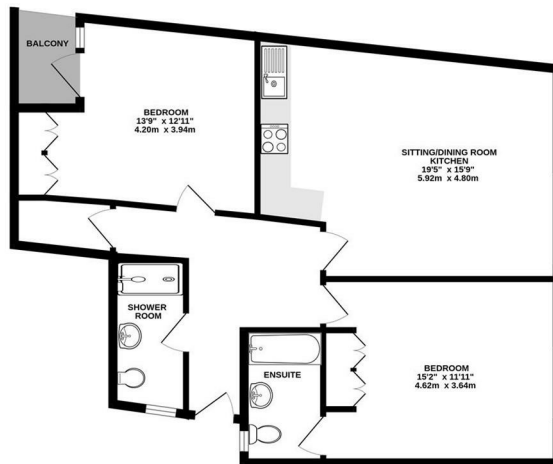
**£275,000**





# 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.



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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  
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