



Spencer.

**Apt 1 Sharrow Point, 326 Cemetery
Road. Sharrow Head. S11 8FT**

Buy —

this contemporary, two double bedroom two bathroom first floor apartment with balcony with parking, lift and residents gym facility.

— from *Spencer.*

- Available with no onward chain
- Superb two double bedroom first floor apartment
- Balcony
- Two bathrooms and utility space
- Lift facility
- Residents gym facility
- Parking space in undercroft garage
- Council Tax Band - C
- EPC Rating - C
- What3Words///fishery.steep.shiny



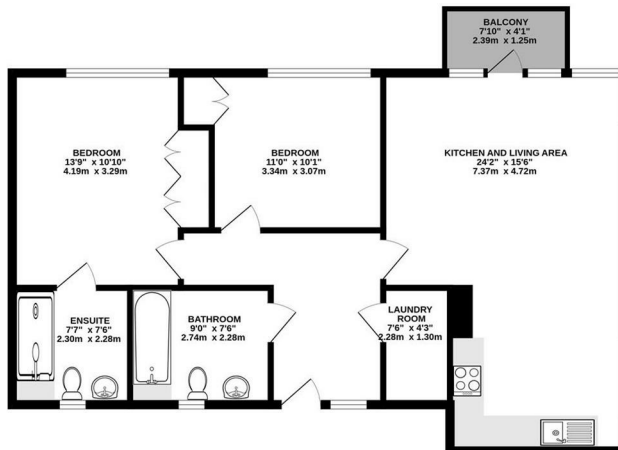
Offers Around

£265,000



Floorplan

FIRST FLOOR
860 sq.ft. (79.9 sq.m.) approx.



TOTAL FLOOR AREA: 860 sq.ft. (79.9 sq.m.) approx.

While every attempt has been made to ensure the accuracy of the floorplan contained herein, measurements of areas, setbacks, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such only as a perspective guide. The fixtures, appliances and equipment shown here are not listed and no guarantee is given as to their operation or efficiency may be given.
Made with SketchUp 2020

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