

# JOHNSONS & PARTNERS

Estate and Letting Agency



## ROOM FIVE 11 NEW VALE ROAD, COLWICK

NOTTINGHAM, NG4 2EA

£500 PCM



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A simply stunning property offering five single occupancy rooms with bespoke shared facilities. Room Five is situated on the first floor and benefits from built in wardrobes, storage and desk. This room has use of the shared bathroom. The rent is inclusive of bills and includes the services of a gardener and cleaner to the communal areas. All the fixtures and fittings have been carefully chosen and designed to appeal to the discerning and professional tenant. The shared facilities include a open plan fully fitted kitchen with dining and living areas. A utility room and workstation in the hallway. Rear garden with patio area and some allocated resident parking. Viewings are strictly by appointment only and we have a no shoe policy when viewing.



### Room Five

Single Occupancy Furnished Room with beautiful shared bathroom.  
First Floor With Inclusive Rent.

### Room

First floor room with built in wardrobe, bed, bedside storage and desk / dressing table.

### Shared Spaces

#### Bathroom

Room Four has use of the shared bathroom on the first floor

#### Entrance Hallway

#### Kitchen / Dining / Living Room

Stunning Shared Kitchen With Dining Area & Living Area.  
Grey modern kitchen with ample storage, two ovens, two hobs, two fridge freezers and an integrated microwave oven.  
Dining Area looking onto the garden and living area.

#### Utility Room

For the tenants use and with washing machines plus storage.

#### Garden

Enclosed rear garden with patio. Gardening Services are included in the rent.

#### Parking

To the front of the property there is a designated parking space for Room One & Two. On road parking for other tenants and visitors

#### Tenancy Details

This shared property is not suitable for pets, children or couples seeking double occupancy.  
A holding deposit of 1 weeks rent will be requested prior to references are requested.

### Agents Notes

Agents Notes -

Whilst every care has been taken to prepare the property particulars, they are for guidance purposes only and do not constitute any part of a contract. The measurements are approximate and are for general guidance purposes only. Whilst we try to ensure their accuracy, they should not be relied upon as exact measurements and potential interested parties are advised to re-check the measurements for accuracy.

### Anti Money Laundering

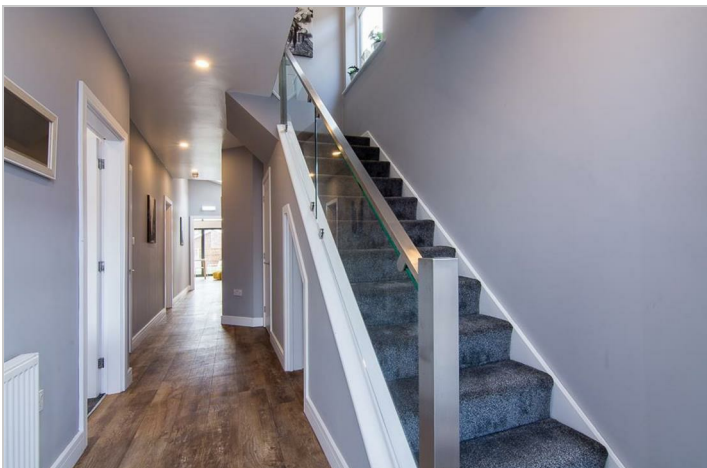
Anti Money Laundering -

Under the Protecting Against Money Laundering and the Proceeds of Crime Act 2002, Johnsons and Partners require any successful purchasers proceeding with a purchase to provide two forms of identification i.e. passport or photocard driving license and a recent utility bill. This evidence will be required prior to Johnsons and Partners instructing solicitors in the purchase or the sale of a property.

### Viewings

VIEWINGS

Please contact the office to make an appointment to view. We often, in times of high demand, offer block viewings and therefore you will have an allocated time of between 10 and 15 minutes within the block time. In these cases we respectfully ask people to be prompt so as not to miss their time slot and let the office know if they will be delayed.



## Road Map



## Hybrid Map



## Terrain Map



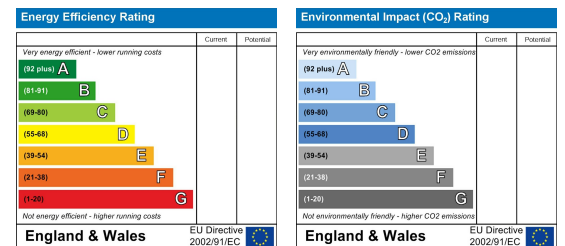
## Floor Plan



## Viewing

Please contact our Gedling Office on 0115 855 6622 if you wish to arrange a viewing appointment for this property or require further information.

## Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.