

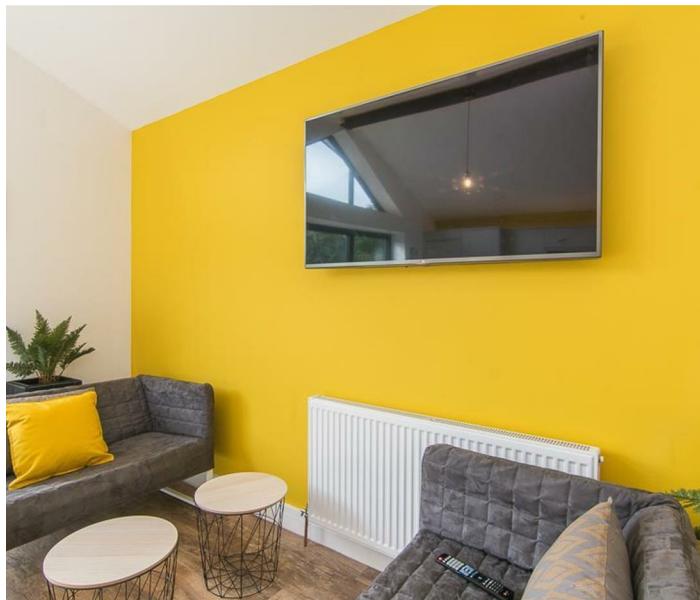
## 11 New Vale Road

Colwick, Nottingham, NG4 2EA

- Luxury Five Room Shared Property
- Stunning Decor & High End Finish
  - Room Four - First Floor
  - Inclusive Rent
  - No Pets
- Immaculate Throughout
- Shared Open Plan Kitchen & Living Area
  - Shared luxury Bathroom
  - Shared Garden With Patio
  - Single Occupancy Per Room

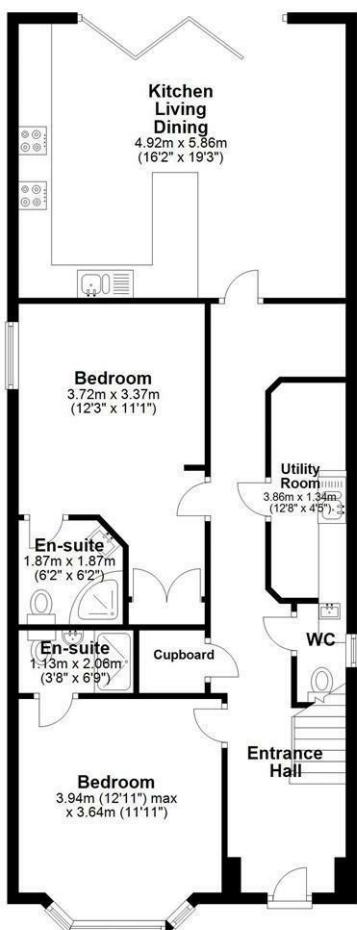


Local Authority  
Council Tax Band  
EPC Rating **D**



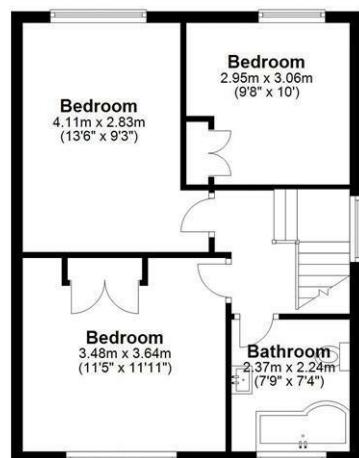
### Ground Floor 2.53

Approx. 92.4 sq. metres (994.6 sq. feet)



### First Floor 2.66

Approx. 45.6 sq. metres (490.7 sq. feet)



Total area: approx. 138.0 sq. metres (1485.3 sq. feet)

#### Burton Joyce Office

111 Church Road, Burton Joyce,  
Nottingham, NG14 5DJ

#### Contact

0115 855 66 22  
[lettings@johnsonsandpartners.co.uk](mailto:lettings@johnsonsandpartners.co.uk)  
[www.johnsonsandpartners.co.uk](http://www.johnsonsandpartners.co.uk)

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements.