



READINGS

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£695 PCM

Flat 5 22 Westcotes Drive, Leicester, LE3 0QR

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Wow! This large villa on Westcotes Drive is split into 5 flats. Flat 5 is a spacious property on the second floor comprising of a large entrance hallway which has a utility cupboard with plumbing for a washing machine and plenty of storage space, a good sized living room, a kitchen with an electric cooker, a double bedroom and well appointed bathroom with shower over the bath. It also includes a larger than average communal garden! The flat benefits from electric heating and hot water system and a security intercom. Great location in the Westcotes conservation area. Viewing a must! No parking included. Parking permit from the council required. Council tax band A **PLEASE NOTE, THE PHOTOS WERE TAKEN BEFORE THE CURRENT TENANCY SO THE PROPERTY MAY DIFFER** Available around mid-October 2026

Agent's Note

CONSUMER PROTECTION LEGISLATION - These sales details have been written to conform to Consumer Protection Legislation. Whilst we endeavour to make our sales details accurate and reliable, if there is any point of particular importance to you, please contact the office and we will check the information for you, particularly if contemplating travelling some distance to view. Measurements are given in good faith and whilst believed to be accurate these should be checked by the purchaser for verification. The measurements are carried out in accordance with the RICS and ISVA code of measuring practice.

Rightmove Viewing Procedure

1. Send an email enquiry through Rightmove and fill in the preliminary application form with your details
2. Please be as honest as possible with your information. For example, if you believe that you have a bad credit rating, let us know now - it will only show up on your credit check if you don't!
3. We will discuss your application with the landlord. If they are happy, we will book a physical viewing at the property
4. After the viewing you will provide your feedback on the automatic feedback form. If the landlord selects your application, you will pay a 1 week's rent holding deposit and proceed to the referencing

5. Once the references are complete and acceptable, you will book your move in date. The contract will be sent out the week before

6. You will need to pay your first months rent and deposit a few days before your move in date (minus the 1 week's rent holding deposit you already paid)

7. You will need to bring your original passport with you on the day you collect the keys for the physical Right to Rent checks

Entrance Hallway

With walk-in utility cupboard with plumbing for washing machine.

Bedroom

11'9" x 10'2" (3.6m x 3.1m)

Kitchen

9'6" x 7'2" (2.9m x 2.2m)

With modern base and eye level units, freestanding electric cooker.

Bathroom

6'2" x 5'10" (1.9m x 1.8m)

With modern suite comprising panelled bath with shower over, wash hand basin and toilet.

Living Room

14'1" x 9'10" (4.3m x 3m)

Communal Rear Garden

