



HIVE

FLAT 5, LUNDY COURT  
5 WELLINGTON ROAD  
BOURNEMOUTH  
BH8 8JD



66

## *Agent's introduction*

Offered with no onward chain, this well-proportioned first floor apartment is ideally located just 0.6 miles from Bournemouth town centre and only a three-minute walk from Bournemouth Train Station. Featuring two generous double bedrooms, a bright living space, a fully fitted bathroom, ample off-road parking, and a long lease of over 160 years, this property presents an excellent opportunity for first-time buyers and buy-to-let investors alike in one of the South Coast's most sought-after locations

99



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## Property highlights

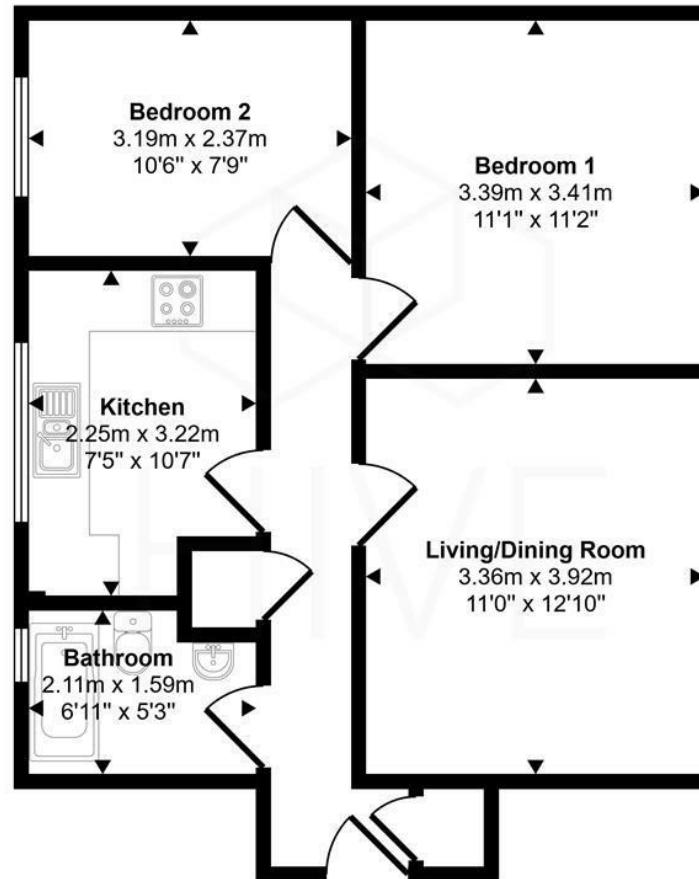
- NO ONWARD CHAIN
- A well proportioned first floor apartment
- Close to Bournemouth town centre (0.6 miles)
- Ample off-road car parking
- Two good sized double bedrooms
- Ideal property for first time buyers or BTL investors
- Long lease remaining with over 160 years remaining
- Bournemouth Airport just 5.7 miles away
- Bournemouth train station a 3 minute walk just 0.1 mile away



# Floor plan and PC

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs (92 plus) A		
(81-91) B	79	80
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Approx Gross Internal Area  
52 sq m / 557 sq ft



Floorplan

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.





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