



HIVE

FLAT 3  
533-535 WIMBORNE ROAD  
BOURNEMOUTH  
BH9 2AP



H

“  
*Agent's introduction*

Located on the Wimborne Road in the vibrant town of Bournemouth is this well looked after two-bedroom maisonette. Spanning the first and second floors, the property boasts a well-designed layout that maximises space and comfort, and benefits from a new fitted kitchen and bathroom, off street parking and amazing proximity to local amenities.



HIVE



HIVE



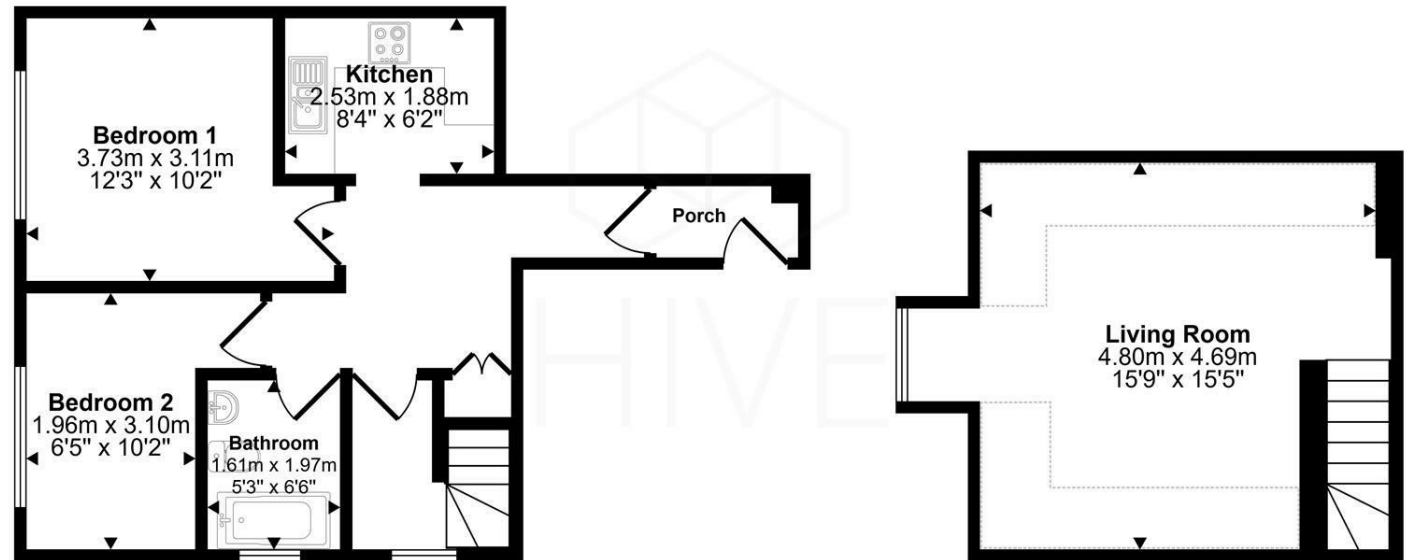
## *Property highlights*

- First and Second Floor Maisonette
- Two Bedrooms
- Modern Fitted Kitchen
- Modern Fitted Bathroom
- Air-Conditioning
- New Boiler
- Off Street Parking
- Walking Distance to Local Amenities
- Ideal First time buyer property
- Vacant Possession



# Floor plan and EPC

Approx Gross Internal Area  
64 sq m / 690 sq ft



First Floor  
Approx 40 sq m / 428 sq ft

Second Floor  
Approx 24 sq m / 262 sq ft

Denotes head height below 1.5m

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.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>	<b>75</b>	<b>75</b>	
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>	EU Directive 2002/91/EC		



HIVE



HIVE & Partners Unit F1, Arena Business Centre 9 Nimrod Way, Ferndown, BH21 7UH  
01202 122 002 | [www.hiveandpartners.co.uk](http://www.hiveandpartners.co.uk) | [sales@hiveandpartners.co.uk](mailto:sales@hiveandpartners.co.uk)