



Flat 1, Cathedral View Court, Cabourne
Avenue
Lincoln, Lincolnshire, LN2 2GF

£105,000

1 Bedroom Apartment

- Leasehold
- Immaculately presented
- Over 55s Apartment
- Lounge & Kitchen
- Shower Room
- Sought after uphill location
- Communal Gardens
- Resident permit parking
- EPC Rating - C, Council Tax Band - A
- Conveniently located to nearby amenities

Click [here](#) to access the Energy Performance Certificate for Flat 1, Cathedral View Court, Cabourne Avenue, Lincoln, Lincolnshire, LN2 2GF



Overview

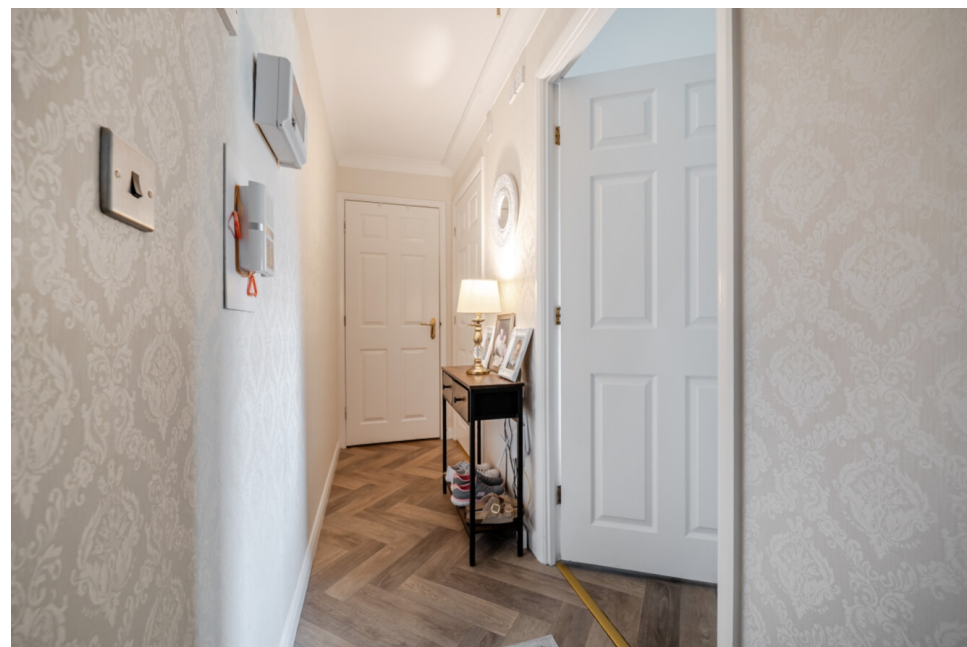
Situated within the popular Cathedral View Court development on Cabourne Avenue, this immaculately presented one-bedroom ground-floor apartment offers comfortable and secure living exclusively for those aged 55 and over. The property has been beautifully maintained and provides a bright and welcoming interior, including a generous double bedroom with built-in storage, a spacious living area with pleasant views over the communal gardens, a modern fitted kitchen, and a well-appointed shower room.

Cathedral View Court is a well-regarded development designed with community and convenience in mind. Residents benefit from access to a communal lounge, laundry facilities, and well maintained shared gardens.

The location is particularly convenient, with local amenities and transport links close by, and Lincoln city centre just a short distance away.

Agent's Note: We have been advised that the property is Leasehold with 99 years left on the lease and that the cost per annum for ground rent is £280 and service charge is approximately £3096.

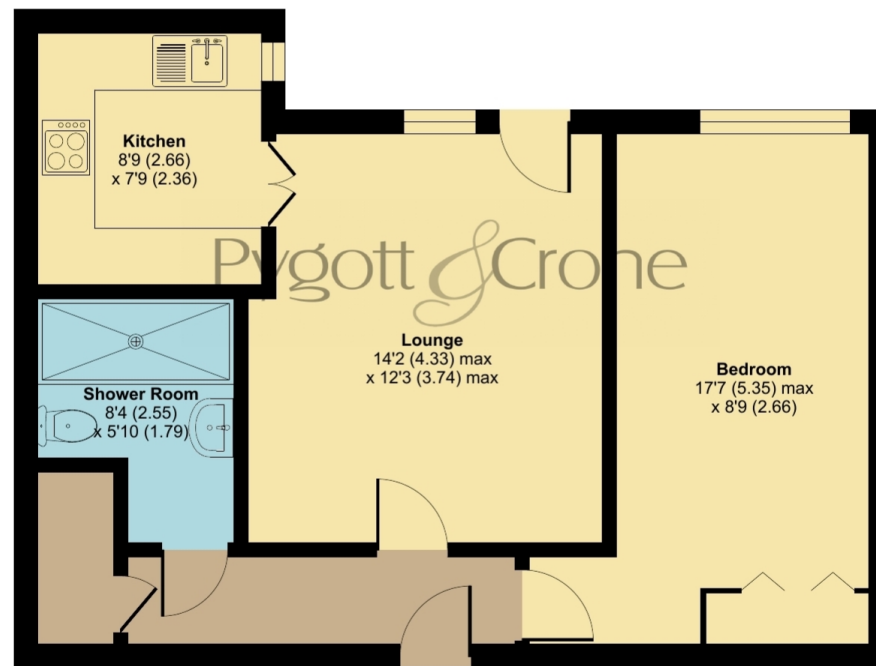




Cabourne Avenue, Lincoln, LN2

Approximate Area = 537 sq ft / 49.9 sq m

For identification only - Not to scale



GROUND FLOOR

Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nchecon 2025. Produced for Pygott & Crone. REF: 1347934



Location



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is on the market with our Lincoln branch

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