



Flat 4, Cathedral View Court, Cabourne
Avenue

Lincoln, Lincolnshire, LN2 2GF

£145,000

2 Bedroom Apartment

- Leasehold
- Immaculately Presented
- Over 55's Apartment
- Lounge & Kitchen
- Shower Room
- Sought after uphill location
- Communal Gardens
- Resident Permit Parking
- EPC Rating - D, Council Tax Band - B

Click [here](#) to access the Energy Performance Certificate for Flat 4, Cathedral View Court, Cabourne Avenue, Lincoln, Lincolnshire, LN2 2GF



Overview

Situated within the popular Cathedral View Court development on Cabourne Avenue, this immaculately presented two-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 two generously sized double bedrooms with built-in storage, a spacious living area with pleasant views over the south facing communal gardens, a newly fitted modern 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 £718 and service charge is approximately £4740

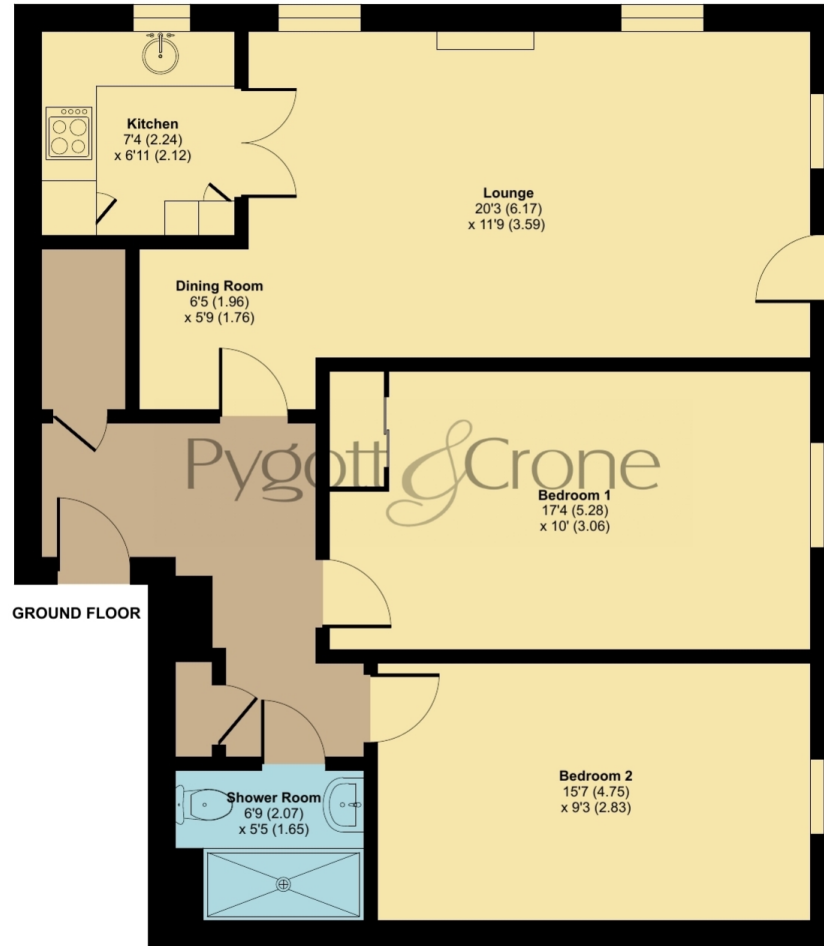




Cathedral View Court, Cabourne Avenue, Lincoln, LN2 2GF

Approximate Area = 825 sq ft / 76.6 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nrichcom 2026. Produced for Pygott & Crone. REF: 1459748



Location



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