



Plaxton Court, Scarborough, YO12 6QT

Welcome to this delightful two-bedroom ground floor flat located in the sought-after Plaxton Court, Scarborough. Built in 2008, this property offers a generous living space of 614 square feet, making it an ideal choice for those seeking comfort and convenience in a vibrant community setting.

Situated on the north side of Scarborough, this flat is part of an extra care community designed specifically for individuals aged over 55. This unique environment fosters a sense of belonging and provides a range of on-site facilities that enhance the quality of life for its residents. You will find a well-equipped gym, a delightful restaurant and a hair salon, all within easy reach, ensuring that you have everything you need right at your doorstep.

The spacious accommodation is thoughtfully designed to cater to the needs of its residents, offering a welcoming atmosphere that is both practical and inviting. Whether you are looking to relax in the comfort of your home or engage with the community, this property provides the perfect balance.

With its modern amenities and supportive environment, this flat is not just a place to live; it is a lifestyle choice that promotes independence while offering the reassurance of community support. If you are seeking a comfortable and convenient home in Scarborough, this property is certainly worth considering.

Guide Price £205,000

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LIVING ROOM

3.96 x 4.55 (12'11" x 14'11")

KITCHEN

2.41 x 3.89 (7'10" x 12'9")

BEDROOM

3.86 x 3.25 (12'7" x 10'7")

BEDROOM

2.65 x 2.61 (8'8" x 8'6")

BATHROOM

2.49 x 2.99 (8'2" x 9'9")

LOCATION

Plaxton Court is a community set in its own grounds, located less than two miles from the centre of Scarborough and within easy reach of local facilities, countryside and coastline.

ACCOMMODATION

Properties at Plaxton Court are spacious and modern with a high-quality finish. Choose from:

2 bedroom apartment with en-suite shower room and a balcony

All homes are fully wheelchair accessible and can easily accommodate aids and adaptations.

Each home is also fitted with an emergency call system.

FACILITIES

Plaxton Court has an impressive range of communal facilities, including:

Restaurant with coffee bar

Gym

Hair salon

Small shop

therapy room

Residents can use the free WiFi in some communal areas.

Activities and events take place on a regular basis.

CARE AND SUPPORT (INCLUDING EXTRA CARE SERVICES)

The services we can provide include:

Home help

Personal care (also known as as domiciliary care)

Diet and nutrition advice

Exercise programmes and social participation.

Plaxton Court is registered with the Care Quality Commission (CQC) to provide personal care.

This means it is subject to regulatory inspections.

TENURE

A new 99 year lease is granted upon purchase.

SERVICE CHARGE

This covers the cost relating to the upkeep of the communal facilities and the gardens and grounds. It includes cleaning, heating and lighting, buildings insurance, furniture and equipment (including setting up reserves for future replacement) and reception staffing.

It does not cover the cost of meals or the use of the healthy living suite. The communal facilities will also be available to older people in the community who will pay for the services they use.

The service charge up to 31st of March 2026 will be £383.02 per month per household. The service charge is reviewed from first April each year and will be increased in line with costs.

SUPPORT CHARGE

This support charge covers the cost, primarily staffing, of providing general counselling and support. The service provided includes staff present on site 24 hours a day and providing an emergency call system. The support charge up to 31st of March 2026 will be £149.09 per month per household. The support charge is reviewed from the 1st of April each year and will be increased in line with cost.

MANAGEMENT AND MAINTENANCE CHARGE

To cover the cost of day-to-day repairs and management of individual properties, with the exception of internal decoration. This charge is payable by owners and shared owners only, for renters the charge is included in the rent., £184.00 per calendar month

VIEWING

Strictly by prior appointment, please contact Colin Ellis Property Services on Tel: 01723 363565



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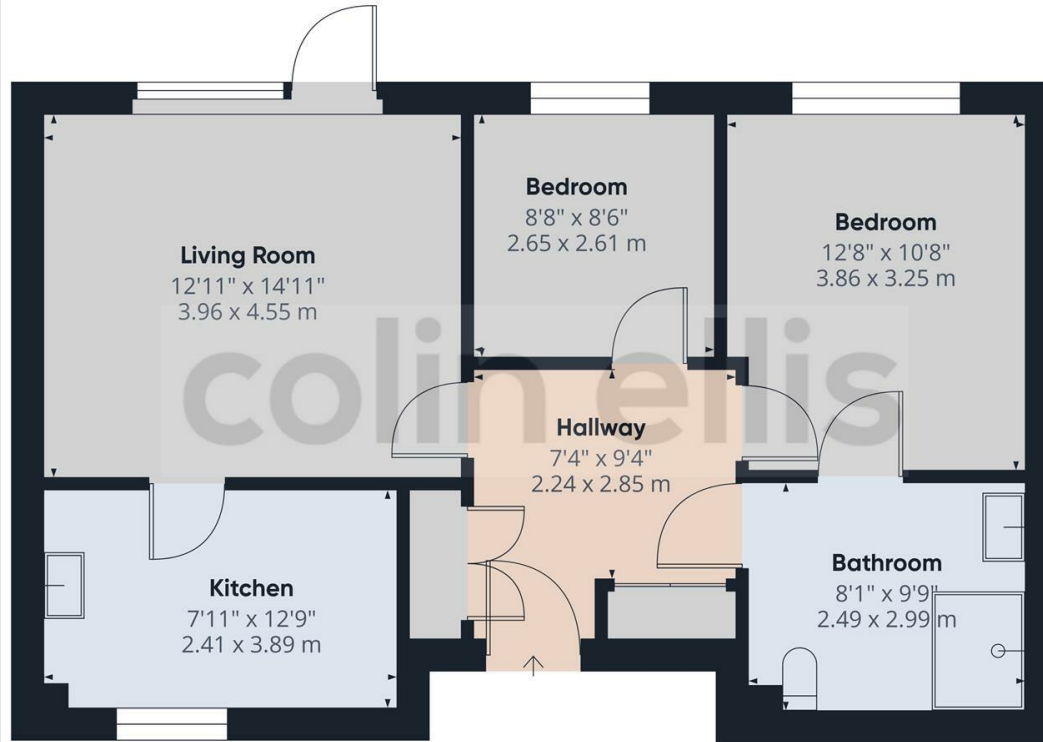


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Approximate total area⁽¹⁾
687 ft²
63.7 m²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360

Plaxton Court - 18741181
Council Tax Band - C
Tenure - Leasehold

DISCLAIMER: The agent has not tested any apparatus, fittings or services and so cannot verify they are in working order. The buyer is advised to obtain verification from their own solicitor or surveyor. Occasionally a wide angle lens may be used. This property was inspected by COLIN ELLIS PROPERTY SERVICES. We always try to make our sales particulars accurate and reliable, but if there is any point which is of particular importance to you, especially if you are considering travelling some distance to view the property, please do not hesitate to contact this office, we will be pleased to check the information for you. Council Tax Band ratings have been provided by DirectGov.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B	84	84
(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	



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