



# Duffy & Company

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**ESTATE AGENTS, VALUERS, AUCTIONEERS & SURVEYORS**

**403C, NORTH FINGER, JOLLY HARBOUR, ANTIGUA**

**PRICE US\$275,000**



A well presented 2 bedroom villa situated on the North Finger of Jolly Harbour with a good holiday letting record and therefore, for sale either as an investment or with vacant possession. The villa is unusual in that it has a large enough forecourt for a small car. It also has a dock.

The accommodation comprises a living room/dining room, kitchen, cloakroom, utility/store room, 2 double bedroom each with an en suite shower room, the master bedrooms have a balcony overlooking the harbour and there is a large patio leading from the living room.

The property is well furnished including, cookers, 'fridges, washing machines, TVs and air conditioning. All furnishings, fixtures and fittings including cutlery, crockery and linen are available in the sale.

Jolly Harbour is a popular area particularly with the ex-pat community and has its own supermarket plus a variety of other shops, a good selection of bars and restaurants, a swimming pool, golf course and nearby beaches. St. John's and the international airport are less than half an hour away. Jolly Harbour has 24 hour manned security throughout the complex.

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