



# Duffy & Company

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

VILLA 18, PILLAR ROCK COMPLEX, FIVE ISLANDS, ANTIGUA PRICE US\$319,000



Overlooking the sea and the entrance to St. John's Harbour and adjacent to an almost deserted beach, this well appointed, two bedroom, ground floor apartment is situated in a convenient yet quite location within ten minutes of the centre of St. John's with its shops, supermarkets, bars, restaurants and multiplex cinema. The international airport

is about 20 minutes drive and about 30 minutes away is the Georgian World Heritage site of Nelson's Dockyard set at the yachting centre of English Harbour and Falmouth.

The 32 unit complex benefits from a large swimming pool, sun bathing area, barbecue/grill and well maintained gardens. There is a backup generator serving the whole complex for the occasional power cuts.

The property comprises a large living/dining/kitchen leading onto a good sized balcony and unobstructed views of the sea. There are two double bedrooms and two bathrooms, one en-suite to the main bedroom. The living room area and the main bedroom are air conditioned with ceiling fans in all rooms. There is a utility cupboard with a stackable washer/dryer and the apartment is fully furnished. Electric hurricane shutters cover the sea facing windows. Solar panels heat a 50 gallon hot water cylinder and there is a 12,000 gallon cistern.

Monthly maintenance fee: US\$400. Annual property insurance: US\$1,160.

Annual property tax: US\$296.

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