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ESTATE AGENTS, VALUERS, AUCTIONEERS & SURVEYORS

VILLA 5, PILLAR ROCK COMPLEX, FIVE ISLANDS, ANTIGUA

PRICE US\$250,000



With views to the open the sea and the entrance to St. John's Harbour this two bedroom, first 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 which has been extended by enclosing the former balcony making a substantial living area. There are two double bedrooms and two bathrooms, one en-suite to the main bedroom. There is air conditioning and ceiling fans to all rooms. Being on the first floor, the apartment benefits from vaulted ceilings adding to the sense of space.

There is a new Bosch washer/dryer and ArmourMesh storm protection has been added to all windows and doors. A small private patio overlooks the pool area. Fully furnished.

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

Annual property tax: US\$296.

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