



ESTATE AGENTS, VALUERS & SURVEYORS

Richard Watson MRICS - Chartered Surveyor

HERITAGE GARDENS, LIBERTA, ANTIGUA

PRICE US\$549,000

INVESTMENT PROPERTY



A 5,000 square foot property in a quiet residential location just 3 miles from English Harbour.

Heritage Gardens is a quiet neighbourhood in the village of Liberta set in a pleasant green valley a few hundred yards from the main road leading to bustling English Harbour with its bars, restaurants and superyachts.

Residences in Heritage Gardens all sit on quarter acre lots with understanding that development will be sympathetic and further sub-division is not permitted.

The house sits in the floor of the valley on a lot of 0.28 acres within mature fenced gardens with extensive water storage cisterns (25,000 gallons) and a backup generator.

Built in 2009 of reinforced concrete construction over two floors, the property extends to 5,000 square feet and comprises 6 bedrooms together with 6 bathrooms, a very spacious open plan living dining kitchen 40ft x 22ft on the upper floor with front and back balconies, utility and storage rooms and a covered garage.

The house is laid out to allow for multi-occupation letting to suit the demand from yacht crews and other short term lettings.

Outside is a 25ft x 13ft swimming pool with a 7 feet deep end added just recently in 2015. Mains water and electricity are connected as are cable TV and internet.

The house is being sold fully furnished turnkey and ready for occupation.

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