





LOWE VIEW  
*Mount Wise*



Perched atop the town's highest point, Lowe View is a hidden gem offering unparalleled beauty with its sweeping 180-degree panoramic vistas of the UK's most enchanting coastline. This exceptional development consists of just four exquisite luxury townhouses, each nestled within its own private gated entity.

The exclusivity and seclusion it provides make Lowe View an exceptional choice for those who crave a life of luxury and tranquility by the sea.



Having stunning vistas over Newquay Bay and the town, you will never tire of the ever changing scenery over the four seasons. A short walk through the well kept public gardens takes you down to the town centre, beaches and the picturesque working fishing harbour.

The area is steeped in history as it was formerly home to Newquay Silver and Lead mines. It was also where the pump house and water works were situated which supplied water for the townsfolk of Newquay formally known as Towan Blystra. The old miners cottages are still in situ and are a beautiful feature as you drive or walk along this historic route.





# Specification

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## luxury coastal town living

### KITCHEN & UTILITY

- Contemporary fitted British kitchens with solid stone worktops
- Complimentary laminate tops in utilities
- Stainless steel sink and a half with chrome blanco mixer tap
- Range of appliances to include:
  - Built in Neff multi-function oven & microwave
  - Four zone Neff induction hob
  - Integrated fridge/freezer and dishwasher
  - Integrated Neff extractor fan
  - Integrated wine cooler
- Space allowed for washer & dryer

### INTERIOR FINISHES

- Aluminium front door
- White internal doors with brushed fixtures and fittings
- White skirting detail
- Walls and ceilings painted in contemporary ash white
- Luxury vinyl to kitchen/dining and halls, quality carpets to stairs and bedrooms

### BATHROOM & EN-SUITES

- Contemporary tiling in all bathrooms and en-suites
- Contemporary white bathroom suites and fittings
- Feature heated towel rails

### HEATING & ELECTRICAL

- Highly efficient combi gas boiler
- Zone controlled radiators to all rooms
- LED downlights throughout
- Pendant lighting in all other rooms
- TV points provided to bedrooms, lounge & Kitchen
- Copper Broadband to the properties

### EXTERNAL FINISHES

- Grey UPVC high-performance double-glazed windows
- Patio doors leading onto the garden
- Feature Zinc the front of house
- Tarmac driveway and parking
- Paved patio to the garden
- Turfed garden with dividing fences
- External power point to rear
- Landscaped front garden
- External light at the front and rear of homes

10 Year structural build warranty from LABC



# 63 YEARS

*Of Beautiful Newquay Homes*



AJL is a family-run business that originated right here in the heart of Newquay Town itself.

First started in the autumn of 1959 by father and son team - James & William Luxon, the company have since maintained their family ethics and focus on delivering high-quality developments across the town.

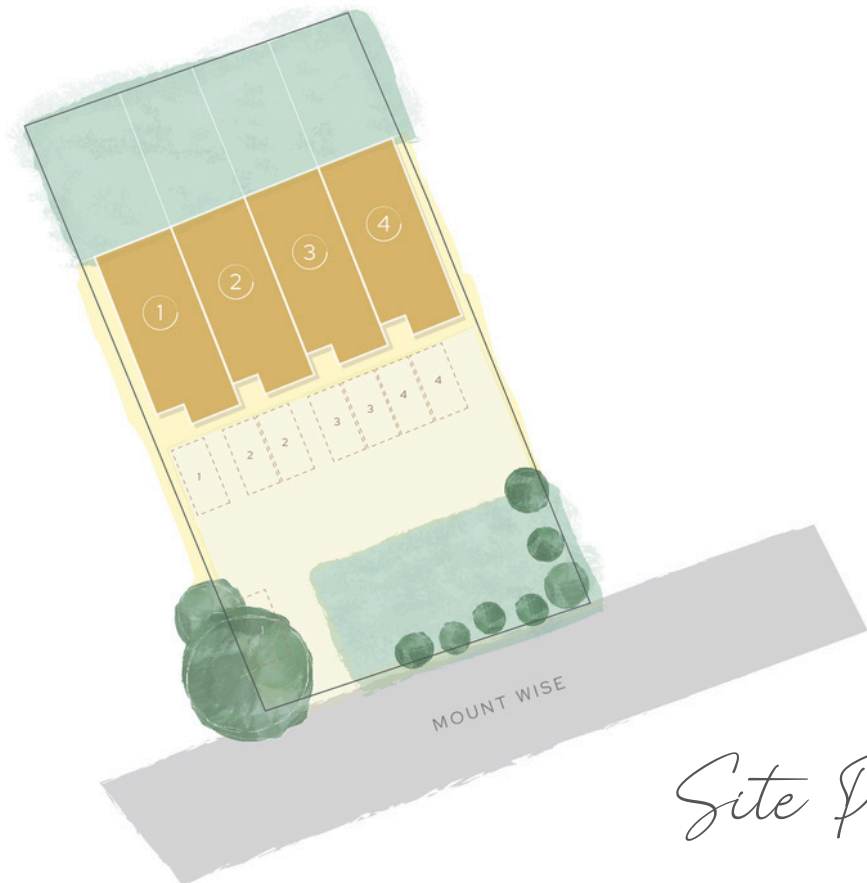
Creating a blend of affordable small family homes to luxury coastal residences, design and attention to detail are of paramount importance throughout all of their developments, as well as creating many jobs for local tradesmen throughout the years





# LOWE VIEW

Mount Wise



Site Plan

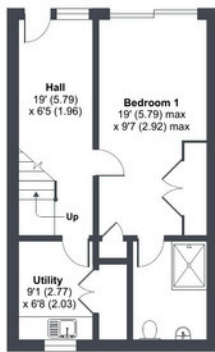
PLOT - 1-4



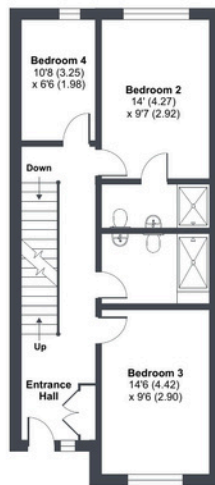
**Low View, Newquay, TR7**

Approximate Area = 1629 sq ft / 151.3 sq m

For identification only - Not to scale



GROUND FLOOR



FIRST FLOOR



SECOND FLOOR



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). ©ritchcom 2023. Produced for David Ball Agencies. REF: 1036044

32 Mount Wise  
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# david ball

| LUXURY COLLECTION |

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Choice of finishes and fitments detailed in this specification are only available where stage of construction permits. Under the provisions of the Property Misdescriptions Act 1991 prospective purchasers are advised that the design dimensions quoted are approximate having been prepared from architect's working drawings. Variations may occur in construction due to the tolerances on materials or working practices. Purchasers should therefore satisfy themselves at the time of construction as to the actual finished dimensions. Elevation treatments, window arrangements and materials may vary from plot to plot. Requests for alterations which would affect the external appearance of a property cannot be accommodated as such alterations could require further planning approval and might adversely affect the carefully considered and cohesive design concept for the development and delay construction. These particulars are produced in good faith and believed to be correct at the time of going to print. They do not constitute any part of a Contract, and purchasers are advised to check salient details for themselves. Prior to exchange of contracts purchasers will be required to inspect the working drawing for the property they are purchasing and confirm that they are satisfied regarding the details.

