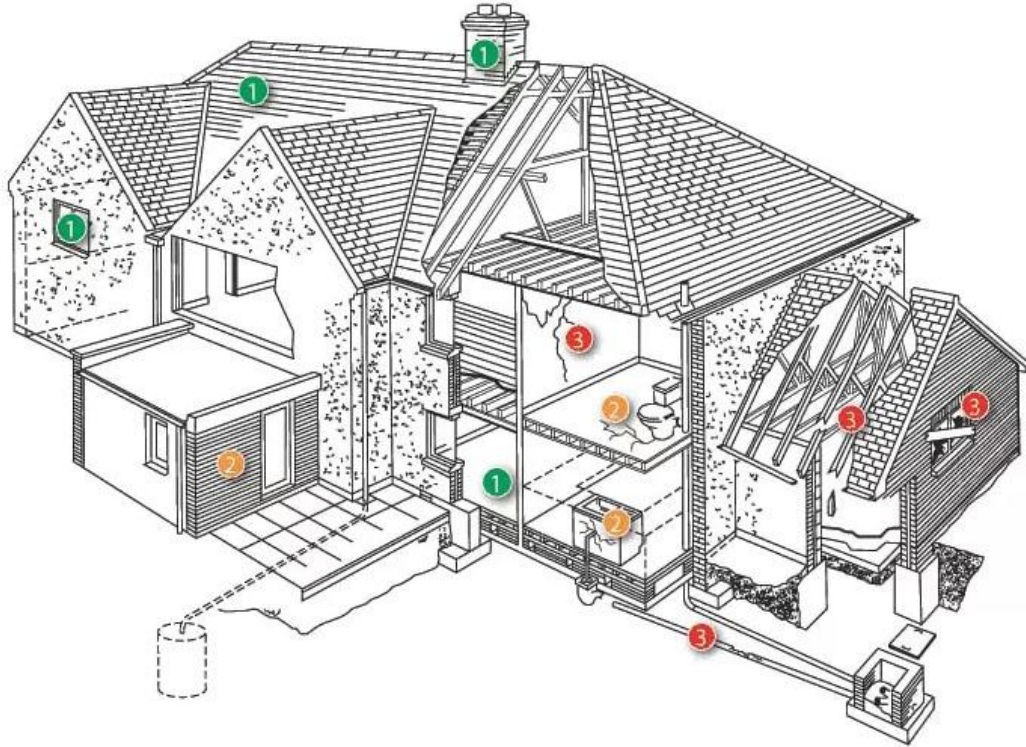


HomeCheckTM



HomeCheck Property Review

**A practical pre-sale review of the property's visible condition,
with cost guidance for likely repairs and maintenance**

Property address: Apt 41, Morton Works, 94 West Street, S1 4DZ

Date: 23 May 2026

This review is based on a visual inspection of accessible areas and reflects over 20 years of hands-on experience working on residential properties similar to this one.

Property Review Summary

This apartment appears to be in **good condition** overall, with only a small number of minor repair and maintenance items noted during inspection.

The main accommodation presents as clean, serviceable and generally well kept. Most items identified are localised and relatively straightforward, with no indication from the inspected internal areas that the property should be viewed as anything other than a well-maintained apartment requiring only limited remedial work and routine upkeep.

Summary of condition

● Structure

- No obvious signs of structural movement were noted within the accessible internal areas inspected.
- The internal arrangement and visible elements appeared typical for an apartment of this type.

● Priority Repair

- Renew sealant behind the sink to reduce the chance of water passing behind kitchen units
- Treat and protect early rusting to balcony metalwork before further weathering occurs

● Routine Repair

- Rejoin and make good localised separation to laminate flooring near the kitchen sink
- Clean or renew localised mould-stained sealant in the bathroom
- Investigate, make good and monitor previous damp-stained area in the utility room
- Allow for minor local flooring repair or replacement near the balcony doors
- Clean between the oven door glass panels

● Ongoing Maintenance / Improvement

- Replace failed light bulbs where required
- Consider replacing or covering the marked and cracked bathroom mirror if desired

Typical cost guidance

 Priority Repair: £300 - £600

(items best addressed early to prevent further deterioration)

 Routine Repair: £400 - £1,000

(typical maintenance and repairs that can be planned over time)

 Ongoing Maintenance / Improvement: £250 - £450+

(optional upgrades and general improvements depending on preference)

What this means

This is a well-presented apartment with relatively little needing attention.

The issues identified are minor and typical for a property of this kind, and mostly relate to sealant, localised wear, early corrosion, and small maintenance items rather than wider repair concerns.

For a buyer, this should be viewed as a property in good overall order, where a modest budget for early repairs and routine maintenance would likely be sufficient to bring the apartment into very tidy condition.

Property Condition Overview

What was observed during inspection

Entrance Hallway & Bedrooms

Ongoing Maintenance / Improvement

The entrance hallway and both bedrooms appear in sound, serviceable condition. Floor coverings, decoration, electric wall heaters, windows and blinds were all noted as functional. The restricted window openings appear appropriate and functional for an upper-floor apartment of this type.

What's likely required:

- No immediate works required
- General ongoing maintenance only

Typical cost guidance: **No immediate cost anticipated**

Bathroom

Routine Repair

The bathroom fixtures appear functional and serviceable. The main items noted are mould-stained sealant around the sink, staining to the sealant beneath the towel radiator.

What's likely required:

- Clean mould-stained or discoloured sealant
- Renew sealant locally if cleaning is not sufficient
- Monitor around towel radiator area for any recurrence of staining

Typical cost guidance: **£50 – £100**

Ongoing Maintenance / Improvement

The mirror has a number of visible marks and a small crack.

What's likely required:

- Optional mirror replacement or covering if preferred

Typical cost guidance (optional): **£100 – £150**

Kitchen and Living Room

● Routine Repair

The kitchen appears reasonably modern and serviceable overall. The oven door would benefit from cleaning between the glass panels.

The laminate flooring in the living space is generally functional but in average condition, with localised separation near the sink and a worn area near the French doors, likely consistent with use, light exposure and occasional moisture at that location.

What's likely required:

- Clean oven door glazing internally if accessible
- Rejoin and secure separated laminate boards near sink
- Allow for localised repair, refinishing or limited board replacement near balcony doors

Typical cost guidance: **£300 – £800**

● Priority Repair

There is failed sealant between the kitchen worktop and wall behind the sink, which is likely to allow water to pass behind the base units if left unaddressed.

What's likely required:

- Remove and replace failed sealant behind the kitchen sink

Typical cost guidance: **£50 – £100**

Balcony

● Priority Repair

The balcony itself appears sound, however the metalwork shows early localised rusting where the protective finish has weathered back.

What's likely required:

- Prepare affected metalwork
- Apply anti-rust treatment
- Prime and repaint exposed areas

Typical cost guidance: **£250 – £500**

Utility Room

● Routine Repair

The utility space contains the hot water cylinder, washing machine, water meter, consumer unit and controls, and generally appears typical for its use.

There is localised damp marking to the wall backing onto the bathroom, together with a small failed filler repair.

What's likely required:

- Refill and redecorate local wall repair
- Monitor for any recurrence of damp or water staining
- Investigate source further only if staining returns

Typical cost guidance: **£50 – £100**

● Ongoing Maintenance / Improvement

There is heavy staining to the carpet.

What's likely required:

- Replace carpet with a more suitable hard-wearing floor finish

Typical cost guidance: **£150 – £250**

General Internal Condition

● Ongoing Maintenance / Improvement

Decoration throughout the apartment is generally sound. A small number of light bulbs require replacement, which is typical minor upkeep only.

What's likely required:

- Replace failed bulbs as required
- Continue routine upkeep

Typical cost guidance: **£20 – £60**

Practical Next Steps

- Renew the failed sink sealant to prevent localised water ingress
 - Treat and repaint rusting balcony metalwork to prevent further corrosion
 - Make good the localised laminate floor separation and worn area in the kitchen/living room
 - Clean or renew stained bathroom sealant
 - Replace the utility room floor finish with a more suitable hard surface (optional) and monitor the previous damp-stained area
 - Attend to minor cosmetic items such as oven cleaning, bulbs and the bathroom mirror as desired
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Practical Context

This review only relates to the areas within the apartment, beginning at the entrance door, together with the private balcony as accessed during inspection.

As this is an apartment, communal areas and shared building elements such as entrance doors, corridors, lifts, meter rooms, external common parts, and any management-controlled areas are assumed to fall outside the scope of this review unless specifically noted.

For a buyer, that is a normal distinction and does not alter the overall impression that the apartment itself is in good, serviceable condition with only limited repair items noted.

Important Note

This is a practical building review based on a visual inspection of accessible areas.

It is **not** a formal survey, structural engineer's report, or contractor quotation.

Cost guidance is indicative only and will vary depending on specification, contractor and access requirements.

Francis Mickelborough

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