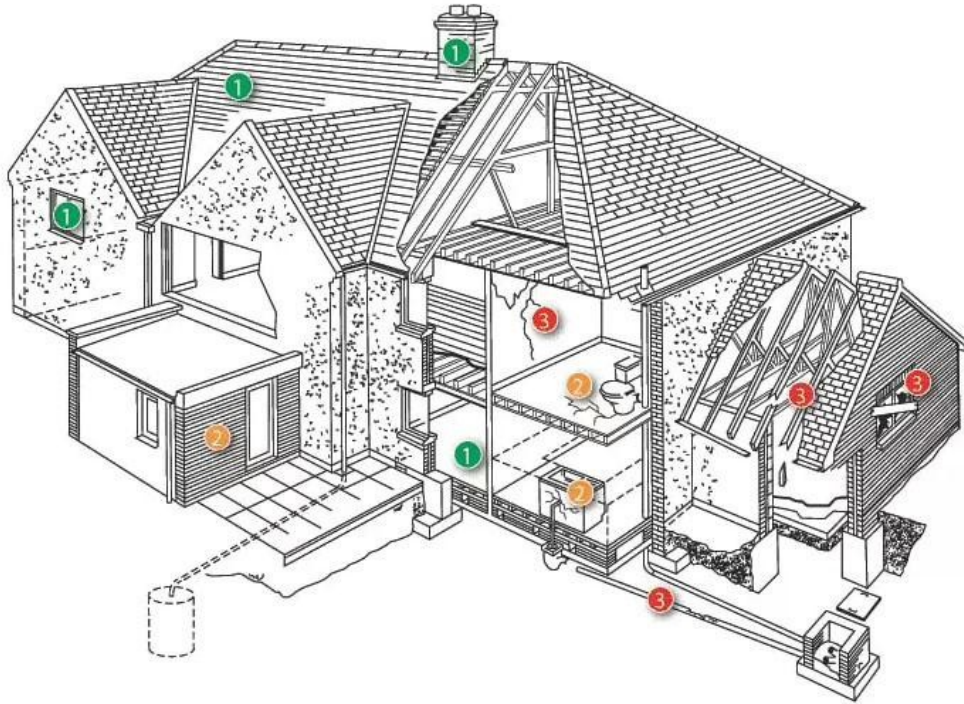


HomeCheckTM



HomeCheck Property Review

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

Property address: 6 Wadsley Chapel Apartments, 83 Carlton Road, S6 1WR

Date: 8 July 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 two-bedroom apartment is in good condition for its age.

The decorative order throughout is good and the fittings present well, with most rooms recently updated. The issues identified are minor and localised: a small area of damp-affected plaster in the en suite that needs its source checked, some condensation-related marking around windows, minor sealant gaps in the kitchen and bathroom, and a small piece of loose render to the French door reveal.

In practical terms the apartment needs only a modest amount of localised repair and routine upkeep rather than any significant work.

Summary of Condition

● Structure

- No obvious signs of structural movement were noted.

● Priority Repair

- A localised area of damp-affected plaster and paintwork is present just outside the en suite shower enclosure; the source needs checking, and any leak resolving, before the area is made good.

● Routine Repair

- Sealant gaps are present between the kitchen worktop and upstand in several places, most notably behind the sink.
- Condensation-related marking and mould to sealant are present around the kitchen window, which does not open.
- Minor black mould is present to the main bathroom bath sealant.
- A small section of render to the external reveal of the living-room French doors has broken away and is sitting loose.

● Ongoing Maintenance / Improvement

- Minor condensation-related paint flaking is present to the bedroom one window reveal.
- The apartment is heated by electric heaters rather than a wet central heating system.

Typical Cost Guidance

- **Priority Repair:** £250 – £600

(items best addressed early to prevent further deterioration)

- **Routine Repair:** £300 – £800

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

- **Ongoing Maintenance / Improvement:** £0 – £150

(optional upgrades and general improvements depending on preference)

What This Means

The issues identified are minor and typical for a property of this age and type. The apartment has clearly been well maintained and most areas present as recently updated.

The one item worth prioritising is the damp patch just outside the en suite shower. It is small, but the source should be identified before the plaster is made good, so that any repair is not undone by a continuing leak. Everything else – the sealant gaps, condensation marking and the loose piece of render – is routine upkeep of the kind expected in any home.

As a leasehold apartment, the roof, guttering and external walls are communal and maintained through the building rather than by the owner, so no cost for those elements falls to a buyer.

Property Condition Overview

What was observed during inspection

Roof

● Ongoing Maintenance / Improvement

The roof is a communal element maintained through the building management rather than by the individual apartment owner.

No apartment-level roof issues arise from this inspection.

What's likely required:

- Communal element under building management
- No cost falls to the apartment owner

Typical cost guidance: No cost allowance included within this report

Rainwater Goods (Gutters & Drainage)

● Ongoing Maintenance / Improvement

Guttering, downpipes and external drainage are communal elements maintained through the building management.

No apartment-level rainwater issues arise from this inspection.

What's likely required:

- Communal element under building management
- No cost falls to the apartment owner

Typical cost guidance: No cost allowance included within this report

External Walls

● Ongoing Maintenance / Improvement

The external walls are a communal element maintained through the building management.

No apartment-level external wall issues arise from this inspection.

What's likely required:

- Communal element under building management
- No cost falls to the apartment owner

Typical cost guidance: No cost allowance included within this report

Windows & External Joinery

● Routine Repair

The apartment is fitted with UPVC windows and doors, along with internal timber doors, all of which appear in good working order.

A UPVC French door in the living area opens onto a Juliet-style balcony with a fixed railing (no external floor area). It appears sound.

A small section of render to the external reveal at the base of the French doors has broken away and is currently sitting loose. Replacing it will help prevent future water ingress around the sill.

The kitchen window behind the sink is fixed shut and shows condensation-related marking; this is addressed within the Kitchen & Bathroom section.

What's likely required:

- Refix or make good the loose section of render to the French door reveal
- Otherwise ongoing maintenance only

Typical cost guidance: £100 – £300

Internal Condition

● Ongoing Maintenance / Improvement

The apartment presents in good decorative order throughout, consistent across the entrance hallway, both bedrooms and the open-plan living space.

Bedroom one has a small amount of condensation-related paint flaking to the window reveal. This is very minor and likely a winter-specific issue that should ease with increased ventilation.

Bedroom two is in good order and is also used as an office space.

What's likely required:

- Minor decorative touch-up to the bedroom one window reveal if desired
- Keep rooms ventilated to help reduce condensation
- Otherwise ongoing maintenance only

Typical cost guidance: £0 – £150

Kitchen & Bathroom

● Priority Repair

In the en suite shower room, just outside the shower enclosure where the tray, tiling and screen meet, there is a small area of damp-affected paintwork and plaster (roughly three to four inches). The plaster has softened and the skirting below is water-damaged, indicating there either is or was a leak at this point. The affected area is small and the rest of the en suite is in good condition, with a modern walk-in shower, working extractor fan and towel radiator.

What's likely required:

- Investigate the shower tray/screen junction to establish whether the leak is ongoing
- Resolve the source, then make good the affected plaster, paintwork and skirting

Typical cost guidance: £250 – £600

● Routine Repair

In the kitchen there are gaps in the sealant between the worktop and upstand in several places, most notably behind the sink where the risk of water ingress is highest.

The fixed kitchen window behind the sink shows minor condensation-related paint and plaster marking to the reveals, with black mould to the surrounding sealant. As the window does not open, there is no direct ventilation to this spot.

In the main bathroom there is very minor black mould to the bath sealant. It is minimal and may respond to treatment with neat bleach in the first instance; if it does not clear, the affected sealant can be removed and renewed. The bathroom is otherwise in good condition, with a working extractor and a sound hot water cylinder in the airing cupboard.

What's likely required:

- Renew and reseal the kitchen worktop-to-upstand sealant, prioritising behind the sink
- Treat or renew the kitchen window and bathroom bath sealant to control the mould
- Redecorate the localised marked areas as required

Typical cost guidance: £200 – £500

Services

● Ongoing Maintenance / Improvement

The apartment is heated by electric heaters rather than a wet (water-based) central heating system. This is noted as an observation only; the heaters are functional and this is not a defect.

The hot water cylinder in the main bathroom airing cupboard appears sound.

What's likely required:

- No immediate works required
- Installing a wet central heating system is optional, depending on buyer preference

Typical cost guidance: No immediate cost anticipated

Optional wet central heating installation (if desired): £4,000 – £7,000+

Grounds & External Areas

● Ongoing Maintenance / Improvement

Communal grounds, paths and any shared external areas are maintained through the building management.

The apartment has a Juliet-style balcony off the living room with a fixed railing; this is a private element and appears in good condition (covered under Windows & External Joinery).

What's likely required:

- Communal areas under building management
- No cost falls to the apartment owner

Typical cost guidance: No cost allowance included within this report

Practical Next Steps

- Check the en suite shower tray/screen junction to establish whether the leak is ongoing, then make good the damaged plaster, paint and skirting.
- Renew the kitchen worktop-to-upstand sealant, prioritising the area behind the sink.
- Treat the kitchen window and bathroom bath sealant mould, renewing the sealant if treatment does not clear it.
- Refix or make good the loose render to the French door reveal to protect the sill.
- Touch up the bedroom one window reveal and keep rooms ventilated to reduce condensation.
- Confirm the leasehold terms, service charge and the building's responsibility for the communal roof, guttering and external walls as part of the normal purchase process.

Practical Context

As a leasehold apartment, several elements are communal and maintained through the building rather than by the owner: the roof, rainwater goods, external walls and shared grounds. These are out of scope for individual cost and no allowance for them is included in this report.

A buyer should confirm the leasehold terms, the level of service charge, and how the building's communal fabric – particularly the roof and external walls – is managed and funded.

The private elements assessed within the apartment present well. The condensation-related marking around the windows is common in apartments of this type and can generally be managed through ventilation and routine maintenance. Overall the apartment needs a modest amount of localised repair and upkeep rather than any significant work.

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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