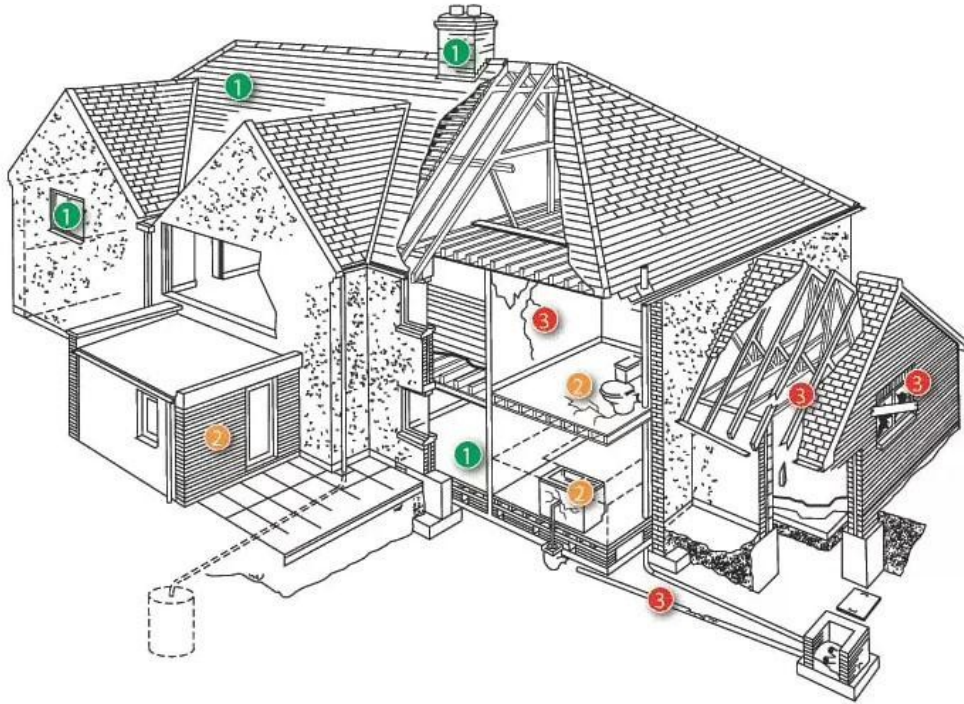


HomeCheck™



HomeCheck Property Review

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

Property address: 41 Queenswood Road, S6 1RR

Date: 2 September 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 ground floor apartment is in good condition for its age, and presents as a well-kept and consistently decorated home throughout.

Very little was found that needs attention. What was noted is minor, cosmetic and limited to small areas of sealant, of a kind that comes with normal everyday condensation rather than any underlying problem.

In practical terms this is a property requiring routine upkeep only, with no repair or refurbishment work anticipated.

Summary of Condition

● Structure

- No obvious signs of structural movement were noted internally or to the visible external walls.

● Priority Repair

- No priority repairs were noted

● Routine Repair

- Very minor black mould is present to sealant at both bedroom window reveals and behind the kitchen sink at the worktop and tile junction.

● Ongoing Maintenance / Improvement

- The apartment is in good decorative condition throughout, with no other visible issues noted internally.
- The roof, external walls, rainwater goods, grounds and parking areas are communal elements under building management.
- The visible stonework, pointing, guttering, downpipes, drainage, parking spaces and roadways all appear sound and well maintained.

Typical Cost Guidance

- **Priority Repair:** None noted
(items best addressed early to prevent further deterioration)
- **Routine Repair:** £100 – £200
(typical maintenance and repairs that can be planned over time)
- **Ongoing Maintenance / Improvement:** £150 – £300
(optional upgrades and general improvements depending on preference)

What This Means

There is very little to report here, which is worth saying plainly. The apartment has been looked after and the only item of any substance is a small amount of mould staining to sealant, which is a straightforward clean and reseal rather than a sign of damp.

As a ground floor apartment, the roof, external fabric and grounds are not the owner's direct responsibility, so the figures above cover only what falls inside the flat. The remaining checks are leasehold rather than building ones, and those will matter more to the purchase than anything found internally.

Property Condition Overview

What was observed during inspection

Roof

● Ongoing Maintenance / Improvement

The roof is a communal element maintained under the building's management arrangements and has no direct bearing on this ground floor apartment.

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

The guttering, downpipes and visible drainage appear sound to both front and rear. These are communal elements under building management.

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 stonework and pointing appear in good condition to both front and rear, with no visible issues. The external fabric is a communal element under building management.

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

● Ongoing Maintenance / Improvement

The windows and external doors appear sound. Minor mould staining to the internal sealant at the bedroom window reveals is dealt with under Internal Condition.

What's likely required:

- No immediate works required
- Ongoing maintenance only

Typical cost guidance: No immediate cost anticipated

Internal Condition

● Routine Repair

The apartment is in good decorative condition throughout, including the entrance hallway, both bedrooms, the living room and the airing cupboard, with no visible issues to walls, ceilings or floors.

Very minor black mould is present to the sealant at both bedroom window reveals and behind the kitchen sink at the worktop and tile junction. This is consistent with normal condensation at sealed junctions rather than water ingress, and is limited in each case.

What's likely required:

- Clean off and renew the affected sealant at the bedroom windows and kitchen worktop in one visit
- Keep the bedrooms and kitchen ventilated to limit condensation at these junctions

Typical cost guidance: £100 – £200

Kitchen & Bathroom

● Ongoing Maintenance / Improvement

The kitchen is modern, fitted and in good condition. The bathroom comprises bath, WC and basin with a mechanical extractor fitted, and appears sound.

What's likely required:

- No immediate works required
- Ongoing maintenance only

Typical cost guidance: No immediate cost anticipated

Services (General Due Diligence)

● Ongoing Maintenance / Improvement

The hot water cylinder is housed in the airing cupboard off the hallway and appears sound.

What's likely required:

- Carry out standard gas and electrical safety checks as part of the normal purchase process
- Confirm servicing history for the hot water and heating installation

Typical cost guidance: £150 – £300

Grounds & External Areas

● Ongoing Maintenance / Improvement

The grounds, paths and roadways are communal and appear well maintained. Parking spaces appear to be provided for each apartment, and the visible spaces appear sound.

What's likely required:

- Communal element under building management
- Confirm the allocated parking arrangement for this apartment with the seller

Typical cost guidance: No cost allowance included within this report

Practical Next Steps

- Clean off and renew the sealant at both bedroom window reveals and behind the kitchen sink.
- Keep the bedrooms and kitchen ventilated to limit condensation at sealed junctions.
- Carry out standard gas and electrical safety checks as part of the normal purchase process.
- Confirm servicing history for the hot water and heating installation.
- Confirm the lease length, ground rent and leasehold terms.
- Confirm the service charge and what it covers, including the roof and external fabric.
- Confirm the allocated parking space for this apartment.

Practical Context

This review covers the apartment itself and those external elements visible from ground level. The roof, external walls, rainwater goods, grounds and parking areas are communal and managed on behalf of the building, so no cost allowance for them is included here.

That leaves the remaining checks as legal rather than practical ones. Confirm the lease length, the service charge and what it covers, and who holds responsibility for the communal fabric and the roof.

Internally the apartment is in good order and needs nothing beyond a small amount of resealing and normal upkeep.

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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