



## **Kenworthys, Bath Street, Southport PR9 0DW**

Kenworthy Mansions, occupying a generous corner plot within Southport's promenade conservation area, was initially built as a hydropathic establishment, though was converted to the current residential arrangement of flats after the end of World War II.

Accessed via a grand revolving door entrance with Edwardian door frames and terrazzo flooring, the subject flat on the second floor can be reached via lift or stairwell and briefly comprises: Hall, Living Room, Kitchen, Bedroom and Shower Room. Across the communal landing, there is an additional and substantial private Store Room that comes with the flat. Parking permits are available for residents parking to the front of the development.

Located on the corner of Bath Street and Bold Street, the development is extremely well placed for accessing the many shops, bars and restaurants within the heart of Southport town centre.



**Price: £39,950 Subject to Contract**

**Second Floor**  
Approx. 46.4 sq. metres (499.4 sq. feet)



**Second Floor:**

**Living Room** - 4.19m x 3.48m (13'9" plus bay x 11'5")

**Kitchen** - 3.35m x 1.63m (11'0" x 5'4")

**Bedroom** - 5.05m x 3.51m (16'7" into bay x 11'6" max)

**Box Room** - 4.72m x 3.2m (15'6" x 10'6")

**Shower Room** - 4.52m x 2.24m (14'10" x 7'4")

**Outside:**

Parking permits are available for residents parking to the front of the development.

**Council Tax:**

Enquiries made of the Council Tax Valuation List indicate the property has been placed in Band (A)

**Tenure:**

Leasehold with a residue term of 950 years (as of January 2026) with a £0 Ground Rent.

**Service Charge:**

We understand that the current service charge as of January 2026 amounts to £3,600 per annum to include buildings insurance and the upkeep of communal areas and gardens.

**NB:**

We are required under the Money Laundering Regulations to check Purchaser's Identification Documents at the time of agreement to purchase.

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>	53	65
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

Karen Potter Estate Agents confirm they have not tested any appliances or services at the property and cannot confirm their working condition or status. Prospective purchasers are advised to carry out their own investigations. The agents also give notice that these details do not constitute an offer or a contract and that no person employed by the agents has any authority to make or give any warranty or representation in relation to this property. All information supplied is believed to be correct but prospective purchasers should satisfy themselves by inspection as to the correctness of the statements contained in these particulars. If prospective purchasers have specific enquiries prior to viewing, please contact us and we will do all we can to clarify before an appointment to view is made. If you are travelling any distance to view a property you are advised to check its availability before setting out. FLOOR PLANS NOT TO SCALE AND FOR ILLUSTRATIVE PURPOSES ONLY.