



9 Ritson Wharf , Maryport CA15 8AF

Apartment



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 **GRISDALES**
PROPERTY SERVICES

£119,950

Key Highlights

- Sought-after harbour-side location within Ritson Wharf development
- Two well-proportioned bedrooms
- Modern, well-maintained kitchen and stylish bathroom
- Use of communal lawned green space with river views
- EPC Band C
- Light and airy first-floor apartment
- Comfortable lounge with pleasant outlook
- Off-road parking and secure underground storage/utility area
- Walking distance to town centre, promenade, and local amenities

9 Ritson Wharf, Maryport





Welcome to Ritson Wharf, Maryport

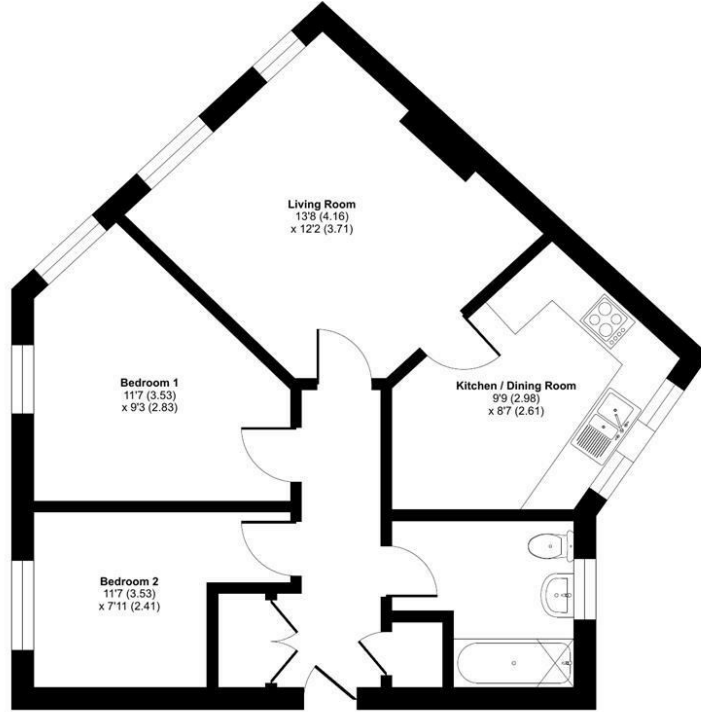
Set within the popular Ritson Wharf development by the harbour, this modern and well-presented first-floor home offers bright, airy living in a highly desirable coastal setting. Featuring two comfortable bedrooms, a welcoming lounge with attractive outlook, a modern kitchen, and a stylish bathroom, the property provides both practicality and comfort throughout. Residents benefit from off-road parking, secure storage facilities, and access to a communal lawned area, all while enjoying the charm of harbour life with colourful boats, open spaces, and riverside views. Conveniently located within easy walking distance of the town centre and promenade, and with excellent access to nearby beaches and the Lake District, this is an ideal home for those seeking a relaxed coastal lifestyle with everyday convenience.

NO ONWARD CHAIN

Floorplan

Ritson Wharf, Maryport, CA15

Approximate Area = 609 sq ft / 56.5 sq m
For identification only - Not to scale



THIRD FLOOR

Floor plan produced in accordance with RICS Property Measurement 2nd Edition, incorporating International Property Measurement Standards (IPMS2 Residential). © nichcom 2026. Produced for Grisdates. REF: 1481517

Total Floor Area:
609.00 sq ft

OWNERS COMMENTS

In the owners words "I've owned the flat for 15 years. I bought it for my daughter but she has decided to live away. It's in a great location which is handy for town, the promenade and harbour. Quiet location with good neighbours".

THINGS YOU NEED TO KNOW

The property is Leasehold with a term of 999 years from 1995 and benefits from mains gas, electric, water and drainage services.

DIRECTIONS

W3W://limits.political.outnumber

LIGHT AND AIRY

This property truly has it all, situated within a modern and highly sought-after development close to the harbour, where the charm of coastal living and the gentle presence of boats and waterfront activity create a unique and relaxing setting. Offering a fabulously light and airy interior, the home features two well-proportioned bedrooms and a comfortable lounge with a delightful outlook, perfect for enjoying the ever-changing harbour atmosphere. The modern kitchen is both practical and well maintained, complemented by a stylish bathroom, while double glazing (brown framed and a mix of upvc and timber) and gas heating ensure comfort throughout. Externally, the property benefits from off-road parking and a secure underground area providing convenient bin storage and utility access. Located on the first floor with external steps leading down to ground level, residents also have use of a generous lawned area to the side. Combining contemporary living with a desirable waterside location, this is an all-round excellent home ideal for those seeking both convenience and a touch of coastal lifestyle.

WHEN THE BOAT COMES IN

Enjoying an enviable position beside the gently bobbing boats of the harbour, this delightful property is perfectly placed to offer the best of both waterside living and town convenience. Located within the highly sought-after Ritson Wharf development, known for its attractive mix of owner-occupiers, tenants, and holiday homes, the setting has a welcoming and community feel. Life by the harbour brings a charming backdrop of colourful fishing boats, open spaces, and the simple pleasures of seaside living, with easy access to traditional fish and chips and ice cream nearby. The property also benefits from use of a pleasant green space to the side and lovely inward views across the river, creating a peaceful and scenic environment. Despite its tranquil setting, the town centre is within easy walking distance, while the promenade offers the perfect route for relaxed evening strolls. With Allonby beach close by and Cockermouth and the Lake District just a 20-minute drive away, this location truly combines coastal charm with excellent accessibility.

LOCAL COMMUNITY - CA15

CA15, centered on Maryport and surrounding coastal and rural villages, offers a traditional seaside community with a strong maritime heritage and easy access to both the Solway Coast and the western Lake District. The area features a range of local amenities including independent shops, cafés and pubs, alongside larger supermarkets such as Lidl and nearby retail options in surrounding towns. Education is well served with schools including Netherton Infant School and Netherhall School, while healthcare services and additional facilities are available locally. Residents benefit from transport links via the Cumbrian Coast Line, connecting to larger centres such as Workington and Carlisle. With its coastal setting, historic character and access to scenic countryside, CA15 offers an appealing lifestyle for families, commuters and those seeking a relaxed seaside environment.

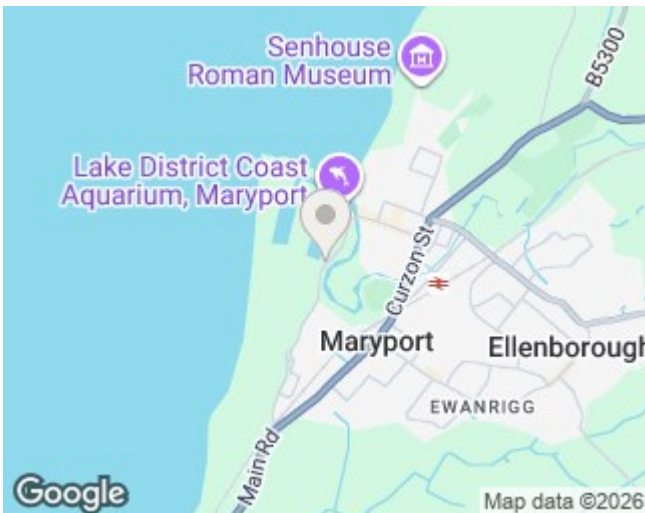








Location



Energy Performance

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C		77	77
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales	EU Directive 2002/91/EC		

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G		1	1
Not environmentally friendly - higher CO ₂ emissions			
England & Wales	EU Directive 2002/91/EC		

Additional Information

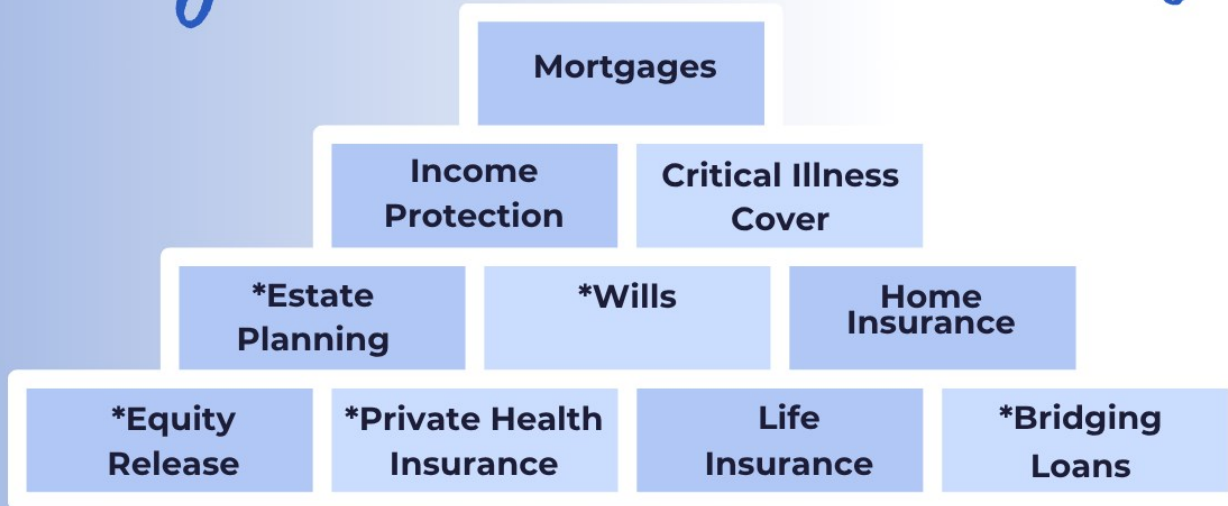
Tenure: Leasehold Council: Cumberland Tax Band: A

Please Note:

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.



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