



30 Ritson Wharf , Maryport CA15 8AF

Flat



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 **GRISDALES**
PROPERTY SERVICES

£120,000

Key Highlights

- A well presented apartment on the first floor of a prestigious and sought-after harbourside development.
- The lounge and both bedrooms overlook Maryport's fishing harbour with views across the Solway Firth to the Scottish hills.
- Secure communal entrance serving six flats with access to a shared patio overlooking the harbour.
- An excellent opportunity to enjoy a relaxed maritime lifestyle with the sights and sounds of the harbour just moments from you doorstep
- Two bedrooms offering flexible accommodation for owners, guests or holidaymakers.
- Reserved off-road parking for one car, with other off-road parking spaces available.
- Local supermarkets and independent shops a short distance away and good transport links to Workington and Carlisle for serious shopping .

30 Ritson Wharf, Maryport





Welcome to Ritson Wharf, Maryport

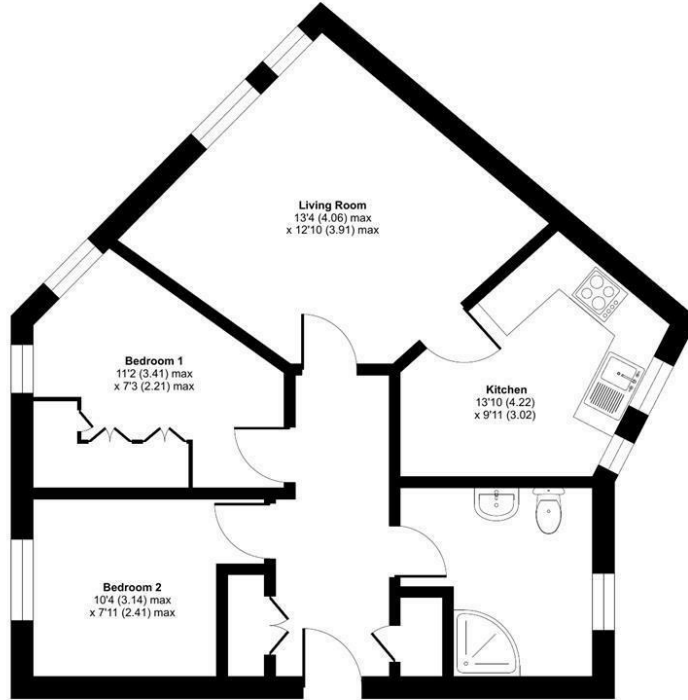
Drop anchor in this two-bedroom apartment, perfectly positioned in the heart of a vibrant harbour location. Offering a wonderful blend of coastal character and convenience, this beautifully maintained property is just a short stroll from the waterfront, shops, inviting restaurants, and scenic coastal walks.

This first floor apartment is bright, clean, and neutrally decorated throughout, creating a calm and welcoming retreat after a day spent exploring the coastline. The well-proportioned accommodation includes two comfortable bedrooms and inviting living spaces, ideal for relaxing. Whether enjoying morning coffee while watching harbour life unfold or setting out to explore the surrounding shoreline, this apartment offers the perfect base from which to embrace a relaxed maritime lifestyle.

Floorplan

Ritson Wharf, Maryport, CA15

Approximate Area = 587 sq ft / 54.5 sq m
For identification only - Not to scale



First Floor

Floor plan produced in accordance with RICS Property Measurement 2nd Edition, incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2026. Produced for Grisdale's REF: 1477915

Total Floor Area:
587.00 sq ft

THINGS YOU NEED TO KNOW

The property benefits from mains gas, electric, water and drainage services.

The property is Leasehold, with shared maintenance costs for the buildings and communal spaces totalling £1,108 for 2025. 962 years remaining. The leaseholders, as shareholders in Ritson Wharf Limited, also collectively own the freehold of the building.

The property is accessed via a communal stairwell with private door access to number 30.

The property has a water meter.

DIRECTIONS

W3W://songbird.redeemed.spaces

WATERFRONT LOCATION

Ritson Wharf offers a peaceful blend of coastal charm and everyday convenience, within walking distance of the water's edge, it benefits from scenic views of boats, tides, and waterfront activity, creating a calm and atmospheric living space.

The location also enjoys the sound of gentle harbour activity, adding to the relaxed coastal lifestyle. It's the kind of home that feels both practical and a little bit special, especially at sunrise or sunset over the water.

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. Keswick and Derwentwater, Queen of the English Lakes, is just 20 miles away. Maryport 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.

ROOM SPECIFICS

The entrance door of the apartment leads to a small hallway with generous storage cupboards to left and right.

Leading off to the right, the shower room is a good size with a pedestal basin, toilet, walk-in shower and adequate space to install a small bath if required.

Both bedrooms, one double, one single, lead off to the left. Both have fitted wardrobes, fitted carpets and excellent views over the harbour.

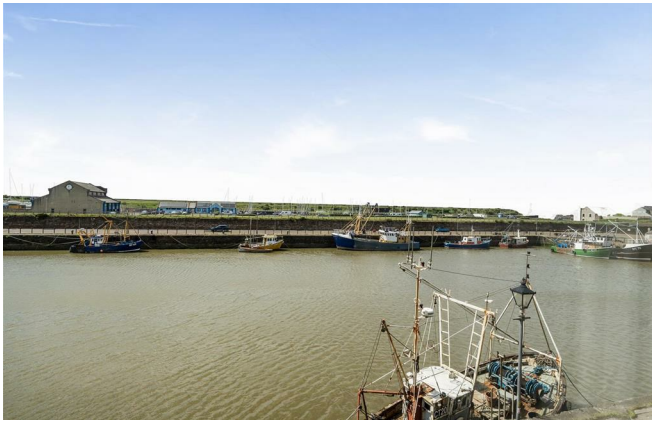
The lounge is a generous size and is currently used as a lounge-diner taking full advantage of the harbour views. There is a feature fireplace currently fitted with an electric fire. It also has a telephone point (for broadband) and a TV aerial socket.

The kitchen leads off the lounge and is also of a generous size with room for a breakfast table and chairs. An efficient modern gas boiler provides central heating for the whole apartment and there is an electric cooker with hob and oven and a plumbed-in washing machine.



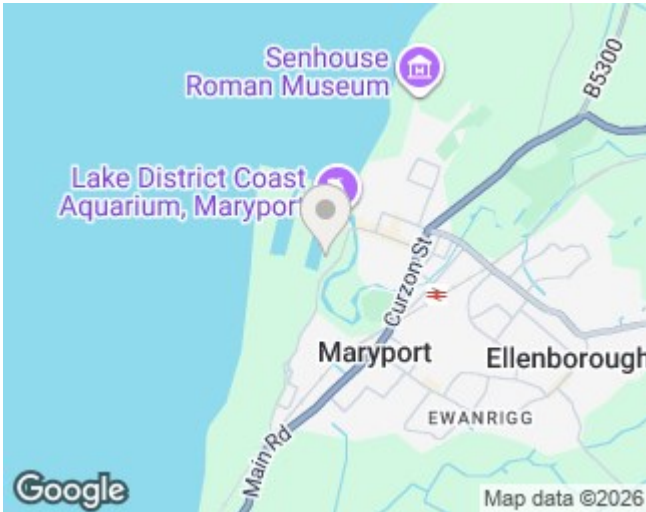








Location



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			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales	EU Directive 2002/91/EC		

Additional Information

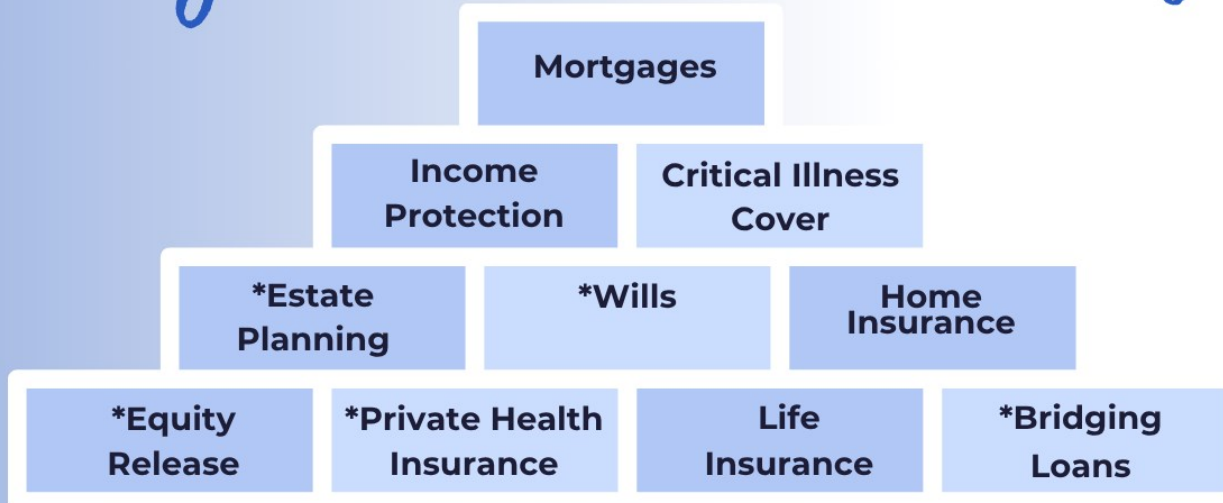
Tenure: Leasehold Council: CUMBERLAND Tax Band: A

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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The advice will be given by the right retirement plan limited

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