

REVIEWS AND ADVICE  
FROM CURRENT STUDENTS

## KU SCHOOL OF LAW

# HOUSING GUIDE — 2023 —

✓ HOUSING DATA

✓ NEIGHBORHOODS EXPLAINED

✓ APARTMENT RATINGS

✓ TOP PROPERTIES

✓ LANDLORD INFO

✓ RENTER RESOURCES

**VeryApt**

Intelligent Apartment Search

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*Top apartments, based on the feedback of KU Law students*

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- 9 Best for Amenities
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## GETTING THE MOST OUT OF THE GUIDE



**Start with the Housing Facts section.** This section should help you determine the type of apartment you'd like to live in and how much you should expect to pay in rent.



**Read about different neighborhoods** and narrow down your search to parts of the city that you like most.



**Use the Apartment Ratings section** to identify the best apartment buildings across the categories (e.g. best amenities, highest rated) that matter most to you.



**Visit [VeryApt.com](https://www.veryapt.com)** to read reviews, get pricing, and set up appointments for the apartments you like most.

## ABOUT THE DATA IN THIS GUIDE

**All of the data in this guide are based on feedback from real renters in Lawrence. We asked students to rate their apartments on a scale of 1-10 across six categories:**



Overall



Value



Management



Amenities



Location



Safety

**Based on their feedback, we compiled a list of the best apartment buildings for students. If you are interested in additional data that is not in the guide or have a housing question, you can reach us at [contact@veryapt.com](mailto:contact@veryapt.com).**

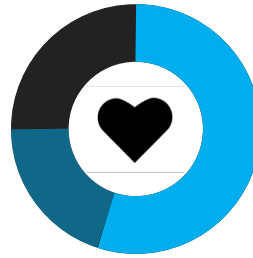
**DISCLAIMER:** The reviews and ratings presented throughout the guide and the VeryApt website do not reflect the opinions, position, or endorsement of VeryApt. The responses and reviews presented are solely those of the survey respondents. VeryApt assumes no responsibility for readers' or users' interpretation of the data. The results do not in any way constitute a warranty or representation by VeryApt as to the quality, safety, or other features of a property. We encourage you to check all available sources of information about properties prior to renting.

## Where KU Law students live



**99%** Lawrence  
**<1%** Other

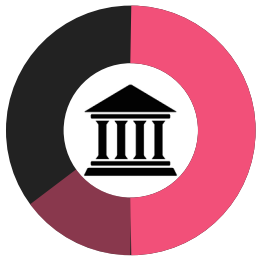
## Who KU Law students live with



**55%** Alone  
**20%** Spouse/partner  
**25%** Roommate (excluding spouse/partner)

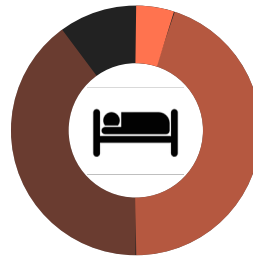
33% of KU Law students live with pets

## What type of properties KU Law students live in



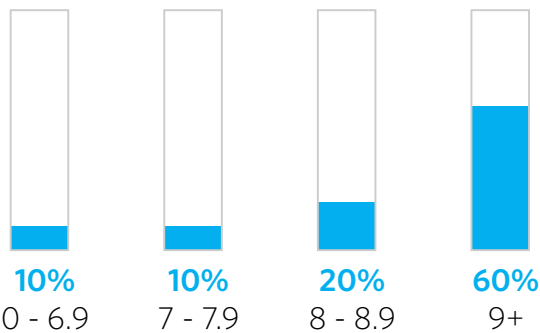
**50%** Large property (50+ units)  
**15%** Mid-size property (20-49 units)  
**35%** Small property (2-9 units)

## What size residences KU Law students live in



**5%** Studios or efficiencies  
**45%** One bedroom  
**40%** Two bedrooms  
**10%** Three or more bedrooms

## Distribution of property ratings



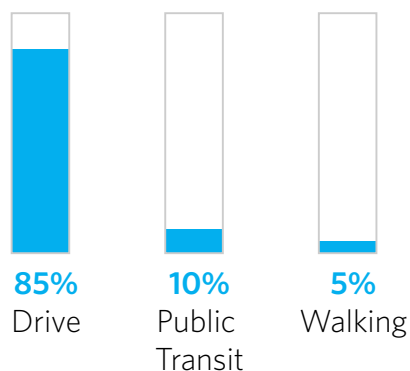
## Average rent by apartment size



## Rent vs own



## Commute methods



# Rent with Confidence

## Time Savers



All the information you need in a single place. Photos, prices, floor plans, maps, and amenities - VeryApt has you covered.

## Concierge Service



On demand rental experts that can provide apartment recommendations, set up apartment tours, and help you with your rental application - all at no extra cost.



## Intelligent Search



Personalized apartment recommendations based on the amenities you want, your proximity to school or work, and your desired price range.

## Trusted Reviews

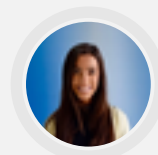


Hundreds of verified apartment reviews from current and past tenants that help you make an informed decision about where you want to live.

## WHY WE STARTED VERYAPT

VeryApt was born from the simple realization that the small things about an apartment are often the most important: a friendly doorman, lots of sunlight in the living room, a running trail nearby, or that amazing hole-in-the-wall Thai restaurant across the street. We understand that the frustrations of apartment hunting are universal, but share a belief that it doesn't have to be. We know what makes an apartment truly feel like home is unique for each person and that's why our focus is on bringing you personalized recommendations based on timely, relevant, and real user reviews. We'll be there every step of the way to help you find your perfect apartment.

**Julia Rizio**  
VP Operations  
[juliar@veryapt.com](mailto:juliar@veryapt.com)





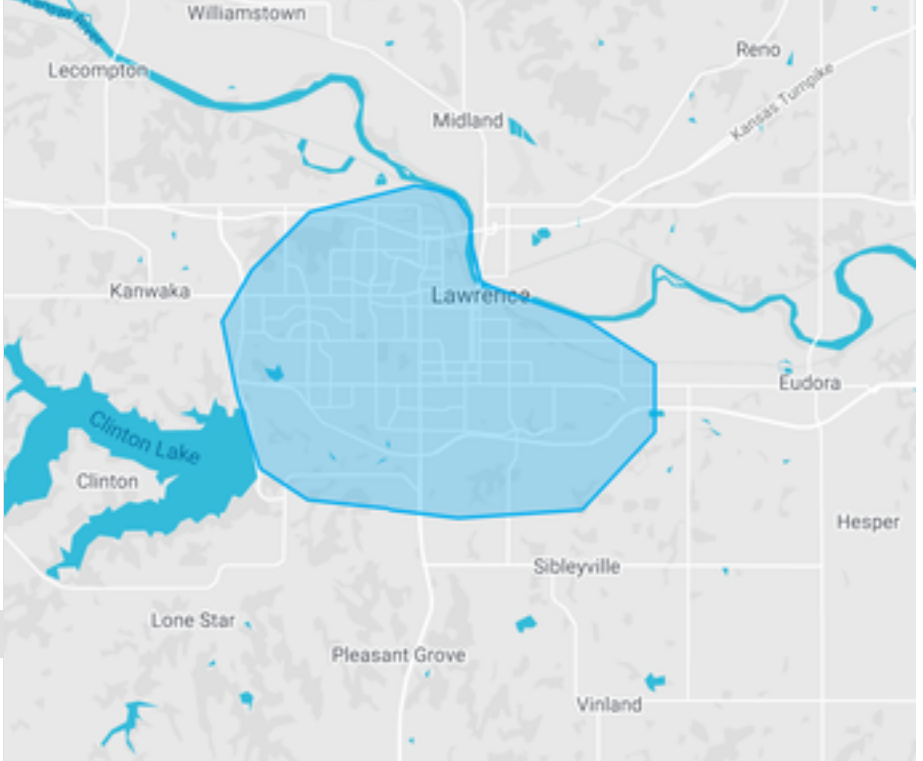
# Lawrence

College Town with a Friendly Community

## ABOUT LAWRENCE

On and around the historic and charming Mass Street are local restaurants, shops, bars, microbreweries, and coffee spots. Lawrence is a very historical town and the majority of buildings have plaques on them describing the history of the building. Potential residents should prepare for K state game days where the whole community gathers together to tailgate and watch the game.

- Ideal College Town
- Walkable
- Affordable Rent Prices



### MEDIAN RENTS IN LAWRENCE

<b>\$800</b> Studio	<b>\$1,050</b> 1 Bedroom	<b>\$1,150</b> 2 Bedroom
------------------------	-----------------------------	-----------------------------

## WHAT RESIDENTS THINK ABOUT LAWRENCE



Review by [KU Law Student](#) 📍 FRONTIER WEST LAWR.

Residents around are really respectful and nice. Neighborhood has young and older families and couples. Lots of dog walks around



Review by [KU Law Student](#) 📍 IRONWOOD COURT

Located in/near a residential neighborhood, a quick walk to Clinton Lake, less than 5 minutes to Walmart and Starbucks, and around 5-7 minutes to the law school.

# APARTMENT RATINGS

## KEY

- Excellent for a category
  - Great
  - Average
  - Below average
- \$\$\$\$ \$1140+ per renter
  - \$\$\$ \$840- \$1139
  - \$\$ \$720- \$839
  - \$ < \$720

\* Prices subject to change and may vary significantly by room type

	Property Type	Rating	Price Range	Most Popular	Best for Pets	Best for Families	Management	Amenities	Value	Social	Safety
901 Lofts	Apt	9.0	\$\$\$\$	✓			●●	●●●	●●	●●●●	●●
Alvadora Apartments	Apt	7.8	\$\$				●●●	●●	●●	●	●●●●
Apartment on Sixth	Apt	8.0	\$				●●	●	●●●	●●●	●●●●
Eddingham Place	Apt	9.0	\$\$		✓	✓	●●●	●●●	●●●●	●●●	●●
Fairway Flats	Apt	9.9	\$\$\$	✓			●●●	●●●●	●●●	●●●●	●●●
HERE Kansas	Apt	6.0	\$\$\$				●●	●●●	●	●●●●	●●
Highpointe Apartments	Apt	6.5	\$	✓			●●	●●	●●	●●	●●
Hunters' Ridge Apartments	Apt	9.8	\$\$\$				●●●●	●●●●	●●●●	●●●	●●●●
Ironwood Court Apartments	Apt	9.8	\$\$\$				●●●●	●●	●●●●	●●●●	●●●●
Meadowbrook Apartments	Apt	8.4	\$			✓	●●●	●●	●	●●	●●
Northstone Apartments	Apt	9.0	\$\$	✓		✓	●●●	●●●	●●	●	●●●●
Park 25 Apartments	Apt	7.4	\$	✓			●●	●	●●●	●●	●●
Park West Gardens Apartments	Apt	9.7	\$\$		✓	✓	●●●●	●●	●●●●	●●●	●●●●
Peppertree Apartments	Apt	9.5	\$\$\$		✓		●●●●	●●●	●●●	●●	●●●
Remington Square	Apt	7.2	\$\$				●●	●●	●●	●●	●●
The Frontier West Lawrence	Apt	10.0	\$\$\$		✓		●●●●	●●●●	●●●●	●●●●	●●●
The Greens At Alvamar Apartments	Apt	8.1	\$\$				●●	●●	●●	●●	●●●
The Links at Kansas	Apt	8.2	\$\$\$		✓	✓	●●	●●●	●●	●●	●●
The Nest	Apt	6.0	\$\$\$\$				●●	●●●●	●	●	●●
The Rockland	Apt	6.0	\$\$				●●	●	●	●●	●●
Tuckaway Apartments	Apt	8.3	\$\$				●●	●	●●●	●●●	●●
West End Apartments	Apt	10.0	\$\$				●●●	●●●●	●●●●	●●●	●●●
Westfield Place Apartments	Apt	9.1	\$\$\$				●●●●	●●●●	●●●	●●●●	●●●

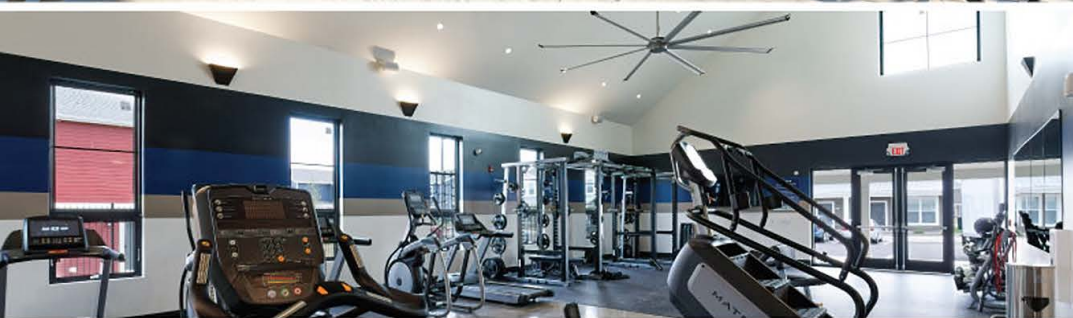
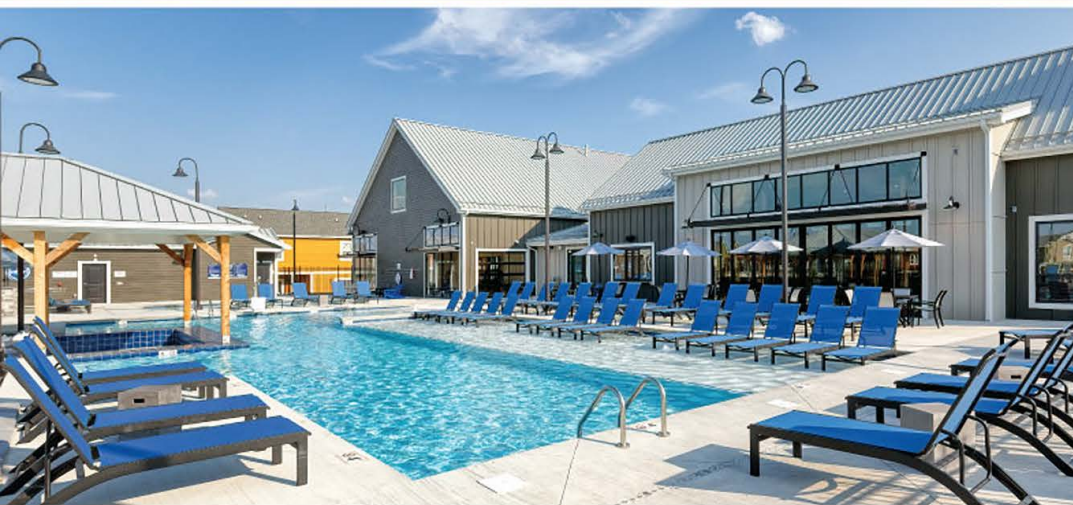
\*\*\* Some buildings with fewer than 3 reviews are included above because of high ratings but do not appear in the top 10 lists.



# Living the NEIGHBORHOOD Life

**TAKE YOUR PICK OF A HOUSE  
OR TOWNHOME IN THIS ONE-  
OF-A-KIND COMMUNITY!**

The perks? More square footage than any apartment in Lawrence plus resort-style amenities! All of the following utilities are included in the price of rent: water, sewage, trash, cable, and internet + free parking! Private shuttles available to bring you to and from KU's campus!



**CALL TO HEAR ABOUT OUR CURRENT SPECIALS!**

**THENESTLAWRENCE.COM**

888.613.3303 | 3345 MAGNOLIA CIR. LAWRENCE, KS 66046 | [T](#) [F](#) [I](#) [S](#) /THENESTLAWRENCE

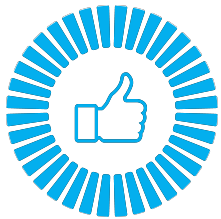
**SCHEDULE  
YOUR TOUR  
Today!**



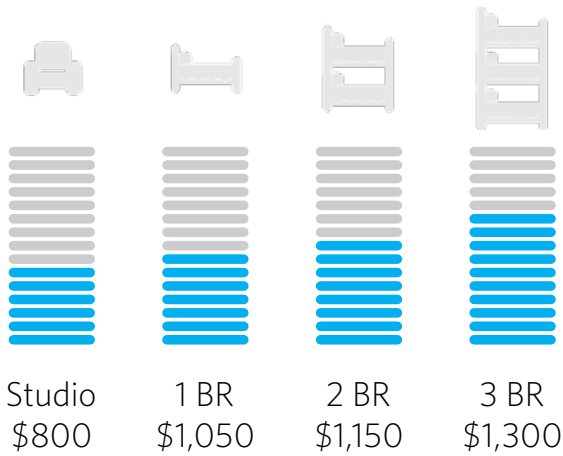
# MOST POPULAR

READ MORE REVIEWS AT [VERYAPT.COM](http://VERYAPT.COM)



The most popular buildings tend to have:



- ✓ Excellent location
- ✓ Reasonably-priced apartments
- ✓ Solid amenities



## TOP 5

1 <sup>st</sup>		FAIRWAY FLATS	2+ PEOPLE
1 <sup>st</sup>		HIGHPOINTE APARTMENTS	2+ PEOPLE
3 <sup>rd</sup>		PARK 25 APARTMENTS	1+ PEOPLE
3 <sup>rd</sup>		901 LOFTS	1+ PEOPLE
3 <sup>rd</sup>		NORTHSTONE APARTMENTS	1+ PEOPLE

1<sup>st</sup>

### FAIRWAY FLATS

Lawrence, 1525 Birdie Way

\$\$\$

2+ PEOPLE



Review by *KU Law Student*

"Fairway Flats is on the pricier side for apartments in Lawrence but is so worth it, the property management team is absolutely amazing and all the amenities make it well worth the price! There is ample parking and secure entrances, as well as in close proximity to the KU campus!"

1<sup>st</sup>

### HIGHPOINTE APARTMENTS

Lawrence, 2001 W 6th St

\$

2+ PEOPLE



Review by *KU Law Student*

"My apartment is great. Good size kitchen, living room, and room. Its about a 20 minute walk to campus and Mass St. We have grocery stores and Wal-mart down the street. Management is decent. Neighbors are good."

A few negatives: the windows in the bedrooms is really big and during winter the cold temperature seeps in and a little expensive if you rent by yourself (no amenities included)."

3<sup>rd</sup>

### PARK 25 APARTMENTS

Lawrence, 2401 W 25th St

\$

1+ PEOPLE



Review by *KU Law Student*

"cheap apartment, good size, laundry room on premises but not in apt."



# HIGHEST RATED

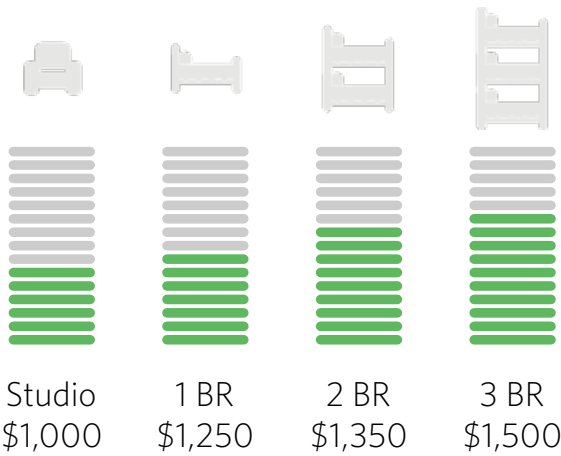
Buildings with the best overall ratings

[READ MORE REVIEWS AT VERYAPT.COM](http://VERYAPT.COM)


What the highest-rated properties typically offer:




- ✓ High-end amenities
- ✓ Close proximity to work/school
- ✓ Nearby stores/grocery
- ✓ Excellent management



## TOP 5

1 <sup>st</sup>		THE FRONTIER WEST LAWRENCE	10.0 OVERALL RATING
2 <sup>nd</sup>		FAIRWAY FLATS	9.9 OVERALL RATING
3 <sup>rd</sup>		NORTHSTONE APARTMENTS	9.0 OVERALL RATING
3 <sup>rd</sup>		901 LOFTS	9.0 OVERALL RATING
5 <sup>th</sup>		PARK 25 APARTMENTS	7.4 OVERALL RATING

1<sup>st</sup> THE FRONTIER WEST LAWRENCE \$\$\$\$ 10.0 OVERALL RATING  
Lawrence, 546 Frontier Rd




**Review by KU Law Student**  
"I love the price of our apartment. It's 24/mo per pet more with our two cats. The location is a little farther from the school but it's still only 8min. Along kasold to Bob Billings rd. It's close the awesome grocery stores and they are really dog friendly. I love walks in our residential neighborhood!"

2<sup>nd</sup> FAIRWAY FLATS \$\$\$ 9.9 OVERALL RATING  
Lawrence, 1525 Birdie Way



**Review by KU Law Student**  
"Fairway Flats is on the pricier side for apartments in Lawrence but is so worth it, the property management team is absolutely amazing and all the amenities make it well worth the price! There is ample parking and secure entrances, as well as in close proximity to the KU campus!"

3<sup>rd</sup> NORTHSTONE APARTMENTS \$\$\$\$ 9.0 OVERALL RATING  
Lawrence, 935 Michigan St



**Review by KU Law Student**  
"Safe + comfortable place to live, close to campus, pet fee but no pet rent. Can be slightly loud but not really. Haven't had any need for maintenance."

# BEST FOR AMENITIES

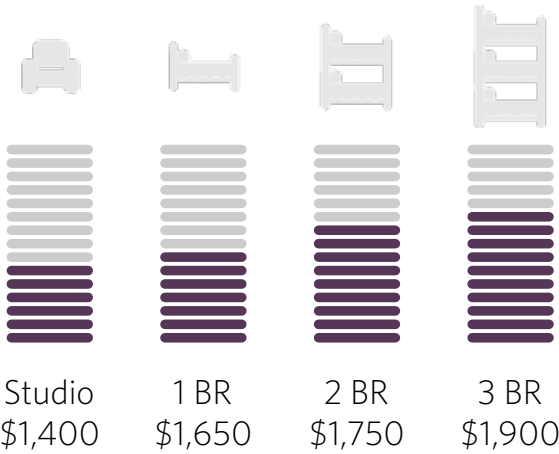
Highest-rated properties for amenities

READ MORE REVIEWS AT [VERYAPT.COM](http://VERYAPT.COM)





What top amenity properties typically offer:



- ✓ Great common spaces
- ✓ Convenient location
- ✓ Excellent management
- ✓ Newer construction



## TOP 5

1 <sup>st</sup>		THE FRONTIER WEST LAWRENCE	9.8 AMENITY RATING
2 <sup>nd</sup>		FAIRWAY FLATS	9.6 AMENITY RATING
3 <sup>rd</sup>		NORTHSTONE APARTMENTS	8.0 AMENITY RATING
3 <sup>rd</sup>		901 LOFTS	8.0 AMENITY RATING
5 <sup>th</sup>		PARK 25 APARTMENTS	6.1 AMENITY RATING

1<sup>st</sup>

### THE FRONTIER WEST LAWRENCE

Lawrence, 546 Frontier Rd

\$\$

9.8 AMENITY RATING



#### Review by KU Law Student

"I love the price of our apartment. It's 24/mo per pet more with our two cats. The location is a little farther from the school but it's still only 8min. Along kasold to Bob Billings rd. It's close the awesome grocery stores and they are really dog friendly. I love walks in our residential neighborhood!"

2<sup>nd</sup>

### FAIRWAY FLATS

Lawrence, 1525 Birdie Way

\$\$\$

9.6 AMENITY RATING



#### Review by KU Law Student

"Fairway Flats is on the pricier side for apartments in Lawrence but is so worth it, the property management team is absolutely amazing and all the amenities make it well worth the price! There is ample parking and secure entrances, as well as in close proximity to the KU campus!"

3<sup>rd</sup>

### NORTHSTONE APARTMENTS

Lawrence, 935 Michigan St

\$\$

8.0 AMENITY RATING



#### Review by KU Law Student

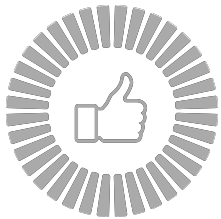
"Safe + comfortable place to live, close to campus, pet fee but no pet rent. Can be slightly loud but not really. Haven't had any need for maintenance."

# BEST FOR VALUE

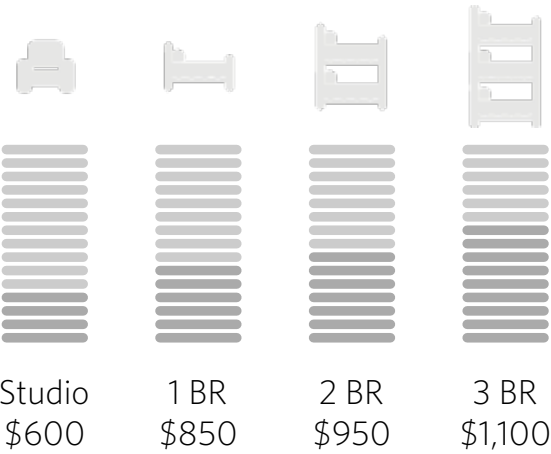
Highest-rated properties for value

READ MORE REVIEWS AT [VERYAPT.COM](http://VERYAPT.COM)

What top value properties typically offer:



- ✓ Great price-to-space trade off
- ✓ Good location
- ✓ Solid amenities and basic features



## TOP 5

1 <sup>st</sup>		THE FRONTIER WEST LAWRENCE	9.8 VALUE RATING
2 <sup>nd</sup>		PARK 25 APARTMENTS	9.1 VALUE RATING
3 <sup>rd</sup>		FAIRWAY FLATS	8.0 VALUE RATING
3 <sup>rd</sup>		901 LOFTS	8.0 VALUE RATING
3 <sup>rd</sup>		NORTHSTONE APARTMENTS	8.0 VALUE RATING

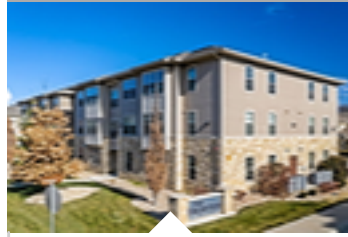
1<sup>st</sup>

### THE FRONTIER WEST LAWRENCE

Lawrence, 546 Frontier Rd

\$\$

9.8 VALUE RATING



**Review by KU Law Student**

"I love the price of our apartment. It's 24/mo per pet more with our two cats. The location is a little farther from the school but it's still only 8min. Along kasold to Bob Billings rd. It's close the awesome grocery stores and they are really dog friendly. I love walks in our residential neighborhood!"

2<sup>nd</sup>

### PARK 25 APARTMENTS

Lawrence, 2401 W 25th St

\$

9.1 VALUE RATING



**Review by KU Law Student**

"cheap apartment, good size, laundry room on premises but not in apt."

3<sup>rd</sup>

### FAIRWAY FLATS

Lawrence, 1525 Birdie Way

\$\$\$

8.0 VALUE RATING



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# Townhomes

## Smaller properties and how to find them

### ABOUT TOWNHOMES

Townhomes are apartments in older buildings, typically a few stories tall. They usually do not have a doorman, an elevator, or many amenities, but can be cheaper and more spacious than the apartment and condo units in high-rises.

#### WHY YOU SHOULD CONSIDER A TOWNHOME

CHEAPER

LARGER FLOOR PLANS

3+ BEDROOMS AVAILABLE

MORE PRIVACY

#### WHY YOU MAY WANT TO AVOID A TOWNHOME

NO DOORMAN

LESS CONVENIENT LOCATIONS

OLDER CONSTRUCTION

LIMITED AMENITIES

MORE MAINTENANCE ISSUES

### Finding a townhome

Townhomes can be challenging to find because they tend to be individually owned and do not have full time leasing managers. Townhome listings are typically available ~60 days in advance. You can find a townhome by searching online listings, contacting a landlord directly, or by working with VeryApt's Concierge Team who can help identify some options.

### Preparing for a townhome search

Most KU Law students opt for larger properties in order to live closer to other students and simplify the housing search. That said, there are plenty of wonderful townhomes - be prepared to visit more properties to find that perfect home, carefully examine the pros/cons, and move quickly if you find a unit you love.

### TIPS AND ADVICE



#### Reliable Landlords

Check online reviews and talk to previous tenants to find out about your landlord. Look for one that responds quickly to maintenance requests and has a history of returning deposits.



#### Noise and Neighbors

Sounds often travel well through townhomes and you can easily be disturbed by barking dogs, music, or construction. Check out the surrounding area to get a sense for what it may be like.



#### Lease Terms

Leases with independent landlords are negotiable. Check your lease for restrictions on sub-letters and visitor policies. You may be able to avoid a rent increase by locking in a longer lease.

FOR DETAILED REVIEWS AND PERSONALIZED RECOMMENDATIONS VISIT

**[WWW.VERYAPT.COM](http://WWW.VERYAPT.COM)**