

Graduate Housing Recommendations
UK Math Department
(updated in April, 2019)

Here are some recommendations for housing from grad students in the math department. There are plenty of other options than the ones listed below, so feel free to email a Graduate Student Council representative with questions. Although most entries are for apartments, there are several nice areas to find a rental home, especially if you don't mind living a bit away from campus (see below). Places to avoid are listed at the end.

For each entry below, we asked the following questions:

1. What is it (i.e. name of apartment complex/rental house/etc. and #rooms)?
2. Where is it located in relation to campus?
3. How much does it cost (with/without utilities)?
4. Would you recommend it? Why/why not?

Please note, that although this document has been updated, some of the rent and utilities prices may shift by the time you explore your options. Also, there is no particular order to the advice below (within each of the two major sections) aside from grouping reviews for the same apartments/houses together.

RECOMMENDED

Bridle Creek

1. Apartments off of Nicholasville. We have a two-bedroom, two-bathroom with a kitchen/living room combo, but there are also one-bedroom options.
2. The drive is about 15 minutes from campus, so not really ideal unless you have a car.
3. Our rent is \$435 per person a month not including utilities, and the one-bedroom option is a little more expensive.
4. I would recommend Bridle Creek if you like being a little farther away from campus. It is in a safe neighborhood, and the apartments are relatively new and very nice.

Bridle Creek

1. Apartments off of Nicholasville. One bedroom apartment.
2. The drive is about 15 minutes from campus, so not really ideal unless you have a car.
3. Rent is \$720/mo no utilities included.
4. Pros: Management is very nice and helpful. I love the complex and it is in a safe neighborhood. Maintenance has always been quick to fix any problems. Cons: On the pricier side.

Bridle Creek <http://www.kellyjames.info/>

1. The only place that I'd recommend is the Bridle Creek Apartments. All the other places that I have stayed in were not good, so I wouldn't recommend those places. I stayed at Broadway terrace apartments ([334 S Broadway](#)) for about a year. They are really close to the downtown and campus. They are decent studio apartments and are affordable but the downside is that they have no onsite laundry and residents can smoke in their apartments so the corridors always had a really strong smell of cigarette smoke.

Cabana Royal Arms

1. Single bedroom apartment.
2. In the Garden Springs neighborhood (2044 Georgian Way, between Versailles Rd. and Harrodsburg Rd.)
3. \$497-\$517, no utilities are included, but the water bill is a shared water bill.
4. I would recommend it. It's wedged between two K-8 schools and in a REALLY nice area (you feel safe, and it's beautiful), but it is not within walking distance from campus (a long bike ride possibly). However, the car ride is about 15 minutes with traffic to the C5 parking structure on campus.

625 South Limestone

1. Studio, 1 and 2 bedroom apartments owned by graduate family housing. Efficiency apartment. A large living area / bedroom, a small but full-size kitchen, a bath, and a closet. No overhead light in the main living area, but large windows.
2. On campus. 100 Prall street. 7 minutes walking distance from Patterson Office Tower.
3. Price varies from \$575 to \$775 per month. All utilities except internet included. I am paying \$45 a month for internet.
4. I recommend it. Very convenient for graduate students who don't own a car. Reasonable price for the location, and they're good about taking care of any problems that come up. The lease is month to-month (with a minimum of 60 days notice to vacate). Washers and dryers are on site, but they charge you. If you want to live with a roommate in a 2 bedroom apartment, keep in mind there is only one bathroom and one of the rooms doesn't have a closet.

Downing Place Townhouses

1. One-bedroom Townhouse (2-story) apartment
2. Spangler Drive, just south of Kirklevington Park between Nicholasville and Tates Creek Roads. The drive is about 15 minutes during off-hours and 20 minutes during rush hour, depending on whether you take Nicholasville or Tates Creek.
3. I currently pay \$530 per month, which includes water, sewage, and trash. I pay my own electric bill, which ranges from \$50-ish in the summer to \$190 in the winter. The electric company offers a budgeting plan so that you can pay the same amount every month. \$1.50 each for wash and dry cycles.
4. I highly recommend it. It's in a nice residential neighborhood with low crime rate. Easy access to Man'O'War Blvd. and Nicholasville Rd. Several graduate students in live in the area.

Downing Place Townhouses

1. Two Bedroom Townhome (although they also have one-bedroom townhomes in the same complex)
2. Outside of New Circle in the Tates Creek area. 15-20 min drive to campus
3. \$585-\$635, you pay electric.
4. Pros: Quiet neighborhood, large complex with great maintenance, lots of space for the price, plenty of parking, lots of closet space, small pets allowed Cons: Far from campus; some townhomes without w/d hookups, but laundry room on site; small windows/ little natural lighting. Cons: Some students tried to apply to live here a couple of years ago and were turned down because it's now primarily Section 8 low income housing and double grad student stipend is too high. A single resident may have better luck.

Fayette Crossing Apartments

1. 1-, 2-, or 3-bedroom apartments are available.
2. ~5 mi (via either Tates Creek Rd. or Nicholasville Rd.) from north campus (where the math department is located)
3. ~\$525/month without utilities. Basic utilities are anywhere from \$30-\$70/month. Internet and/or cable are not included. My internet service is about \$50/month.
4. I would recommend it highly for its respectful, responsive management, affordable price, and relatively quiet, yet convenient, location. (It is within easy walking distance of restaurants, grocery and all manner of other stores, mall, and at least one park.) It is best for students with a car, but I relied entirely upon the Nicholasville bus route for my first year of grad school here. Bus passes are now free (used to be \$75/year). The one downside that I can think of is that the buildings are aging (mostly cosmetically), though they are still fully functional and structurally sound. Note: Ground/basement level apartments may cost significantly more to heat in the winter. A friend was paying \$100+ for utils. for a few months. My apartment is on the top floor, so my bills are largest in the summer, but still not (much) more than the \$70 figure I quoted. Tip: Turn the A/C or heat down when out (i.e., on campus) to save money.

Hunt Building

1. One bedroom apartment.
2. On corner of Rose and High, about 15 min walk from campus.
3. \$615, including gas (heat & oven) and water. You pay electric
4. Pros: Washer/Dryer included, spacious (for a one bedroom), all wood floors, located near downtown, lots of closet space, beautiful large windows Cons: Limited parking, old building with thin walls, next to busy loud street, no pets

McGregor Properties (Beverly and McGregor buildings) <https://mcgregorrentals.com/>

1. One bedroom apartment, roughly 500 square feet. The kitchen is small and most units lack a dishwasher, but some newly renovated units do have them.
2. The building is sandwiched between Maxwell, High, and Rose. It's basically across the street from the High St. YMCA. The walk to POT is 0.7 miles, which usually takes me 10 min, no more than 15 min, especially since you can cut through the Student Center. There are roughly 5 different coffee shops within a 15 minute walk (most within 7!) and the Euclid Kroger is a 20 min walk away.
3. Rent is \$635/month (2019) which includes internet and all utilities except electric. Depending on how hot/cold you want to be the electric bill runs from \$30-\$40 in the summer to \$80 in the winter. (\$80 is running the heater constantly when home; I hate to be cold!)
4. I highly recommend it. It's fantastic for those without a car. Groceries, campus, and downtown are all walking distance. Management is very friendly, responsive, and does a good job of maintaining the buildings. The neighborhood is nice and feels safe. Also, they're highly pet friendly and there's no pet rent, just a one-time deposit. And there's usually street parking somewhere in the neighborhood if you have a car, and a spot in the lot comes at \$50/month.

Merrick Place Apartments <http://www.merrickplaceapts.com/>

1. Optional floor plans including 1, 2, and 3 bedroom apartments and townhomes
2. Located on Tates Creek Road just inside New Circle (about 3-4 miles from campus) - the distance and route is bike-able and the Lextran bus route goes from Merrick to Avenue of

Champions (near POT).

3. Our 3 bedroom townhouse costs \$1300 in rent split between 3 people. Utilities/Electricity ranges depending on the time of year, but expect \$100/month. The different size apartments are all listed on their website along with the cost/sometimes the availability

4. I definitely recommend. Very friendly management and staff. Location is safe and there is a park just behind it.

Pinebrook Apartments

1. One and two Bedrooms from \$650-\$1100 (does not include utilities)

2. 15-20 minutes south of campus on Tates Creek rd.

3. Pros: Washer/Dryer, decent sized kitchen, off road parking, pool, tennis courts, basketball courts, porch, pets allowed (with possible deposit). Cons: traffic can be bad at certain times of days, some loud neighbors, staff is not very attentive.

Veridian Apartments (used to be Stoney Falls)

1. apartments, had a 1 bed/1 bath.

2. Just past Man O War, a 15/20 minute drive to campus

3. I think it was \$585, this did not include internet or cable. Rates are nowhere near this cheap anymore it seems... lowest I could find was about \$700. It's also not furnished.

4. Would definitely recommend, if willing to pay a higher price!

Veridian Apartments

1. Offers 1 or 2 bed and 1 or 2 bath options

2. Without traffic, takes about 15-20 minutes to drive to campus (corner of Armstrong Mill & Man o' War)

3. \$600-\$1000 per month, Unless you get there when they are doing deals! (I get \$200 off a month since I got my apt at a good time!)

4. LOTS of amenities (gym, lounge/TV room, volleyball court, tennis court, saltwater pool, laundry facilities - though some apts come with washer/dryer hookups). Offers covered parking spaces for additional fee. Pet friendly (caged animals are free!)

The Creeks (at Kirklevington, Tates Creek, or Landsdowne)

1. Studio, One, and two bedroom

2. 15 minutes south off of Kirklevington, Tates Creek, or Landsowne respectively.

3. Prices from ~550-880 for different floorplans

4. Pros: Washer/Dryer, decent sized kitchen, off road parking, 24 hour Gym, gas grill and picnic area pool, tennis courts, basketball courts, porch, pets allowed (with possible deposit). Cons: traffic can be bad at certain times of days, far from campus, can be expensive depending on model.

Townley Park Apartments

1. 1 bedroom apartment

2. The complex is 10 to 15 minutes depending on traffic, off of Leestown Road near New Circle.

3. \$640 including cable (I think they raised the rate some since I was there).

4. I highly recommend it because the complex was built within the last 6 years but is very affordable, in great condition with washer/dryer/dishwasher, and relatively close to campus.

University Village

1. Single and double apartments.
2. 201 Simpson Ave. It's just off Virginia Ave., but on the other side of the railroad tracks. 20 minutes to POT walking, 10 minutes by bike.
3. A single is \$750/mo., only free utilities are TV/internet. Utilities never run me more than \$100/mo. I believe a double is about \$1000/mo. Apartments are not furnished.
4. Recommended if you have the money to spare. Likely hard to afford on the grad stipend alone. Pros: Close to campus. Washer/dryer in apartment. Swimming pool. Generally very quiet -- most residents are graduate students of some sort. Feels safe. Cons: Staff has recently become less friendly. My car was recently broken into while parked in the parking lot, but this could happen anywhere.

Stonehurst studios

1. Only studio apartments.
2. It is located at the crossing of Stone and Lyndhurst, roughly in the middle of coffee and common grounds on High. I would say 10-15 min walk to POT depends on your speed.
3. The rent per month is \$495 starting next year, utilities not included. Usually I pay around 60 for everything (I share internet with two persons), winter months go higher to 110 then drop.
4. If you want to live alone and don't have a lot of money, plus you want to be close to campus, this is probably a good choice, if not the only choice. The structure inside is nice, things located in the place they should. But you can probably hear what video games your neighbor is playing in your room.

Woodland Studios

1. Studio Apartment (decently sized living room/bedroom, separate surprisingly large kitchen)
2. 562 Woodland Avenue. Very close to the W.T. Young Library (2-3 minute walk). It is about a 10 minute walk to POT, about 3 minutes by bike.
3. \$525/mo., water is included. You pay for Electricity (~\$30/mo. In spring/fall; ~\$50-60/mo. In summer/winter), and for Internet/Cable. **Rent may have increase, these are figures from 2 years ago**
4. Recommended. It is fairly small, which is a bit of a con, but I found it to be more than sufficient my first year. No W/D hookups in unit, but there is laundry in building. You can't get much closer to campus, especially at this price. Each unit is individually owned, so rent, how updated the apartments are, and policies (i.e. pets, etc.) will vary. I rented from Chris Jones, who was a very good landlord.

300 At The Circle Apartments

1. Currently live with two roommates in a 2 Bed, 2 Bath apartment. General items such as a stove, microwave, and fridge were all provided, but it's unfurnished otherwise.
2. 300ATC is about 3 miles from campus, near the intersection of New Circle and Richmond. It's a bit further than most places, and if there's traffic, can be a 20-30 minute drive. On a good day / at a good time, it can be as short as 12 minutes.
3. Our rent is 785/month total (2019), and while we're supposed to pay an additional 20/month for our pet (300ATC is pretty pet friendly), they generally don't charge this and have said to just ignore it when we've asked about it. This does not include utilities or washer/drier, but the units are equipped with space specifically for them and you are permitted to bring your own. General Utilities are billed through 300ATC, while electric and cable are your duty to set up.

The total for all utilities past rent is generally ~175 (45 cable, 60-90 electric, the rest water/trash/sewage/etc). This means that split three ways, we each pay ~325/person/month, but this requires sharing a bedroom. I have not personally viewed the 3Bed2Bath units, but if you can find 2 roommates, I can feasibly see paying approximately 420/month for all general costs, based on current rates.

4. Do maintenance requests get answered quickly: This is my largest 'miff' with 300ATC currently. Severe requests relating to broken utilities (heat, water, etc) are answered quickly, but small things like lights burning out in an overhead fixture are generally ignored or answered a week later (our lease specifies they are to replace bulbs for built-in lighting structures).

What is the neighborhood like: 300ATC is an entirely gated community, and so I've basically never seen the nearby neighborhood. There are semi-regular community events (Halloween party, a social for some new gym instructors recently, etc) within the complex, but I've been told the external neighborhood isn't terribly affluent.

Small things:

- Parking is free! And no passes are needed. I've never had trouble finding a spot.
- Trash is handled via compactors. We generally wait until the garbage is full, and then take it out the next morning, stopping by the compactor while we leave.
- The front gate is the only entrance to the complex. This is annoying at times, and the gates are often left open due to a mechanical or electrical error. That said, I've never been concerned for my safety.
- The whole complex is beautiful!
- But...amazon hates delivering packages to our mailboxes and they often end up requiring pickup at the main office.

Forest Creek Apartments

1. There are 1/2/3 bed apartments for rent.
2. It's a 15 min drive from campus without traffic, 25-30 during rush hour due to being on the other side of New Circle down Tates Creek (on Appian Crossing Way).
3. \$659 for 1 bed, \$749 for 2 bed. We pay about \$90 a month for utilities (electricity/water/sewer) average. Internet is \$50-65 depending on provider/package.
4. I would recommend it. The apartments are decent, management is good. It's a decent neighborhood, maintenance requests have mostly been answered quickly.

Roselle Hall

1. This is a residence hall for single graduate students. Rooms are fully furnished two-person suites, and the bathroom is shared by the two people. Each floor has a kitchen, a laundry room, and study areas.
2. It is located on North Campus.
3. In the 2019-2020 academic year, the cost will be \$584/month total.
4. I would recommend this for single graduate students. The walk to Patterson Office Tower is about five minutes, the price is reasonable, and the amenities provided make it very convenient.

NOT RECOMMENDED

Continental Square

1. one-bedroom apartment
2. Eastland area, located just off the Winchester/New Circle exit, about 10 minutes from campus during off-hours and 15 to 20 minutes during rush hour.
3. I paid \$514 per month with utilities included (cable and internet were on me). \$2.25 for a complete laundry load.
4. I found the location good with respect to amenities, but pretty bad with respect to neighborhoods and crime. I didn't feel comfortable going out at night, and I rarely opened my windows.

Greg Page Apartments

1. UK Married Housing, 2 br/1 bath (living with wife, kid, dog)
2. Located near Commonwealth Stadium
3. \$650-700/mo – all utilities included (including internet/basic cable)
4. Good for very small families, and very inexpensive. The apartments are very small, though, so you have no privacy or personal space. The walls are thin, and you can hear everything that goes on in the other 7 apartments in the building. Also, during the fall, the university will sell your parking space if you leave to get groceries or run around during a football game, and not let you back into the parking lot of your apartment until after the game is over. Also (also), no pets allowed. If the university finds a pet in your place they can (and totally will) kick you out immediately. Also (also, also), It doesn't get dark at night in Lexington (but especially at Greg Page). Between the stadium lights at Commonwealth and all the parking and safety lights, there is a ton of light pollution. To end on a positive note, they have a community garden at Greg Page, and you can buy a small garden plot to grow veggies. That's really cool.

Rental House near State Street

1. 3 bedroom/2 bath house, shared with 2 roommates
2. Just southwest of campus, off of Limestone Rd
3. \$1350/month split 3 ways, utilities not included
4. I recommend against the location, as the State Street area is the undergraduate party area (especially during sports games). The owners of the rental company, Wildcat Property Management, are dishonest and unresponsive. The house was fine, but the main pro was the convenience to campus (I did pretty well there without a car for a year).

Royal Lexington

1. One room in a suite of four bedrooms, two baths, a full-size kitchen, and living room.
2. Extremely close to campus---10-15 minute walk to White Hall. Located on Virginia Avenue.
3. Around \$490. Electric is separate. Other utilities are covered by a one-time "no hassle fee."
4. I would not recommend it. The staff isn't great to work with, and the price is pretty high for not getting your own place. The bedrooms are on the small side. Also, it is mainly undergraduate housing (although I liked the other guys in the suite well enough). It does have a washer and dryer in each suite, which do not (at least did not) require coins or cards to operate. It's furnished.

Shawneetown

1. Graduate & Family housing (through UK) efficiency
2. South side of Commonwealth Stadium, behind Central Baptist Hospital. Two-mile walk from campus and on 14 bus route (free).
3. \$505/month all utilities included
4. Not really, it's cheap for a reason. Great for international students or new arrivals who can't look around before coming. Advisable to apply early. Guaranteed place for up to 3 years, then it's luck for a renewal or get out. Most people get out after a year.

The Lex

1. They have 1, 2, and 4 bedroom apartments in a large complex.
2. Just northwest of campus on S. Broadway. About an 8 minute walk from POT.
3. The 2 bedroom apartments were \$615 per person per month. All utilities (internet and cable as well) are included except for electric, which runs about \$15-\$40 extra per person per month.
4. The pro is, of course, the proximity to campus (and to Country Boy Brewing and downtown). They will also match you with a roommate if you don't already have somebody in mind and you don't want to pay through the roof for a single-bedroom apartment. The cons are the price and horrible management. Overall, I would not recommend it unless the location is a high priority, and you don't know people to go in on a house with the same proximity.

Veridian Apartments (used to be Stoney Falls)

1. Apartment Complex, 2 bedroom, 1 bathroom unit
2. Intersection of Armstrong Mill and Man O' War (MoW is the lower semicircle outside of New Circle). The drive is a leisurely (and enjoyable) 15-20 minutes to campus
3. Our apartment is being raised to \$900 (base rental rate). You have to pay all utilities but sewer on top of this.
4. Used to be a really cheap, decent apartment in a nice quiet area with easy access to everything in Lexington. A new company took over, decided to start putting in granite counter tops and new stainless steel appliances and figured they could now charge a much higher rate (It was about \$650 base per month when we moved in 5 years ago). It is certainly no luxury apartment (even with the improvements) and you can find a much nicer & newer place for this kind of money. I would not recommend Stoney Falls based on this.