

Graduate Student Housing Recommendations (Compiled Spring 2023)

This document contains information about where some graduate students in the math department currently live or have lived in the past. There are plenty of other options than the ones listed below, so feel free to email a Graduate Student Council representative with questions.

For each entry, we asked about:

- Location (address or name of complex)
- Rating 1-5 (1=not recommended, 5=highly recommended)
- Approximate monthly rent and utility costs
- How do you most often commute to campus?
- Positive and negative comments

Entries are organized by rating.

Park Place (4030 Tates Creek Road)

- Rating: 5/5
- Cost: \$1100/mo rent (1 bed, shared with roommate), \$100/mo utilities
- Commute: Drive
- Positives:
 - Management is very friendly and helpful, the community is very friendly too, the sound proofing is good and the community is quiet. The drive to campus is about 10-20 minutes depending on traffic, a grocery store is right across the street. The complex is in its own neighborhood which is quite safe and has nice space for walks.
- Negatives:
 - The rent is not affordable without a roommate, and you will have to drive to campus.

Shawneetown (UK Grad/family student housing)

- Rating: 5/5
- Cost: \$646/mo rent (studio), utilities included in rent
- Commute: Public Transportation
- Positives:
 - It's easy to get to campus via the UK buses. Rent is very reasonable and includes all utilities. The Kroger truck comes by the housing office a few times a week and you can order groceries online for pickup there free. Maintenance has been prompt and helpful whenever I call, there's a 24hr phone number if needed. I like the green space around the apartments, there's grass and trees out the window. It's been rather quiet, I never hear my neighbors.
- Negatives:
 - No pets are allowed. You have to pay \$3 a load for laundry. There are no amenities besides a laundry room. You can hear the home football games from inside your apartment, not very loud but audible. The heat/ac is an old system, and you get only ac until they switch it in the fall, then only heat until spring when they switch it again. This can result in a bit of less than ideal indoor temps when the weather is fluctuating and they have already swapped the ac/heat over. The windows do open though, and that helps.

410 Rose Lane

- Rating: 4/5
- Cost: \$620/mo rent (studio with 1 suitemate), utilities included in rent
- Commute: Walk
- Positives:
 - This graduate housing facility is located close to campus and is fully furnished, well maintained, and affordable.
- Negatives:
 - My space is very small, and I share a bathroom with a suitemate.

Forest Creek Apartments (1197 Appian Crossing Way)

- Rating: 4/5
- Cost: \$650/mo rent (price in 2020, now advertised \$850, 1 bedroom), \$100/mo utilities
- Commute: Drive
- Positives
 - great office staff and good maintenance, good quality apartment, quiet neighbors, great location, near Kroger and Walmart
- Negatives:
 - no pets allowed, owner is a jerk

Medical Villas - owned by Cowgill (180 Leader Ave.)

- Rating: 4/5
- Cost: \$880/mo rent and water (1 bedroom), \$50-90/mo electric, \$80/mo internet
- Commute: Drive (also walkable)
- Positives
 - Maintenance has great turn around time and is respectful! They also always salt and scrape the sidewalk and parking lot in the wintertime. There is one visitor spot you can get a pass for from the main office. The street by the apartment is UK pass parking (our employee E pass works) during daytime hours and public parking after 5pm and on weekends. It is definitely walkable to campus and even along the bus route once you walk one block! I walked my first year, but I enjoy the autonomy and convenience of driving my car now. I think it is a safe place, and the proximity to the hospital usually means my roads are kept plowed in the winter and electric issues are handled especially quickly. Making payments for rent is very easy through an online portal. Maintenance requests can be made in the same portal and are addressed in a timely manner.
- Negatives:
 - My rent continues to increase each year without much improvement to any of my facilities which is frustrating. The apartment could use some upgrades, including the exterior public spaces. There are no washers/dryers in-unit, but there is a passcode protected community laundry room that uses an app for payments. The washer and dryer are \$1.75 and \$1.50 each. The kitchen has minimal counter space and no dishwasher. I have an in unit AC in the bedroom and floor heaters in the bedroom and living room with a ceiling one in the bathroom. I worried about their efficiency, but I have never been unable to solve being too hot or too cold.

MAA Mansion- owned by Mid-America Apartment Communities (3820 Nicholasville Rd)

- Rating: 4/5
- Cost: \$990/mo rent (1 bedroom), \$90/mo electric, \$50/mo water, trash, pest control fees
- Commute: Drive
- Positives:
 - The buildings are older, but well-maintained, and the grounds are pretty. Maintenance is quick and reliable. In-unit dishwasher and washer/dryer are super convenient. Central heating and AC. Very close to grocery stores, shopping centers, and parks. Easy 15-20 minute commute (sometimes more at rush hours).
- Negatives:
 - Rent has increased non-trivially every year I've lived there (it was \$729/mo when I moved there in 2019), moving toward not quite worth the price. The complex is right off of a busy road, and the road noise is very present.

UK MVP - Royalty Court (1340 and 1348 Royalty Court)

- Rating: 4/5
- Cost: \$665/mo rent (studio), \$60/mo utilities
- Commute: Walk or Bike
- Positives
 - Cheap and relatively close to campus. Management is bearable. Maintenance is solid. Free parking for residents.
- Negatives:
 - The building is on the older side. In a "meh" part of town.

The Metropolitan (3751 Appian Way)

- Rating: 3/5
- Cost: \$941.75/mo rent (including fees, 1 bedroom, shared with partner), \$220/mo utilities
- Commute: Drive
- Positives
 - great location, good option with pets, close to Kroger and Walmart, easy commute
- Negatives:
 - not worth the price, not well insulated so higher electric bills, grounds are falling apart and slow to be fixed, amenities usually broken or closed

Anderson communities - Midtown apartments (201 Simpson Avenue)

- Rating: 3/5
- Cost: \$960/mo rent (1 bed, including \$35 pet rent), \$130/mo electric, water, and sewer
- Commute: Walk
- Positives:
 - walking distance, allows pets, washer and dryer in unit, internet is included and it's relatively fast
- Negatives:
 - It's expensive! If you don't have a car, it's pretty far from a grocery store (about a mile).

The Champions At Bluegrass (300 Quinton Ct)

- Rating: 2/5
- Cost: \$975/mo rent (2 bedroom 2 Bathroom, cost split with 2 roommates), \$140/mo utilities
- Commute: Drive
- Positives
 - Maintenance is reasonably prompt and has been the same team since 2018, all great people. There is a pool, two small parks, and a gym. Parking is free and non-monitored (friends can park without concern when visiting). Washer/Dryer hookups in units, bring your own or pay an additional fee to be provided ones (flat monthly, not per load).
- Negatives:
 - Rent consistently increases each year and newly renovated apartments cost upwards of \$1100/mo. The complex advertises a gate, though it is rarely functional. The management does not understand the overly specific leases they put out (often forgetting or not bothering to fill out important sections), and the property manager/office staff change on a yearly basis.

Barrel Oaks (249 E Reynolds Rd)

- Rating: 1/5
- Cost: \$720/mo rent (1 bed), \$80-100/mo utilities
- Commute: Drive or Public Transportation
- Positives:
 - Good location for a decent price
- Negatives:
 - The noise proofing is not very good and the community was not exactly quiet, there were roaches (which came from a neighbor), management that took over around 2018 is disorganized and hard to contact and when I moved out they did not refund my deposit and claimed spurious chargers for repair after being unresponsive for months. They're currently trying to revamp things but aren't making changes of substance only changes for appearances.