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- Highest Rated
- Best for Amenities
- Best for Value

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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 to read reviews, get pricing, and set up appointments for the apartments you like most.

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**ABOUT THE DATA IN THIS GUIDE**

All of the data in this guide are based on feedback from real renters in Kansas City. 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.

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**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 CUKC students live

- 70% Overland Park
- 15% Downtown Kansas City
- 5% Lenexa
- 5% Shawnee
- 5% Other

59% of CUKC students live with pets

Who CUKC students live with

- 35% Alone
- 35% Spouse/partner
- 30% Roommate (excluding spouse/partner)

What type of properties CUKC students live in

- 55% Large property (50+ units)
- 20% Mid-size property (10-49 units)
- 25% Small property (1-9 units)

What size residences CUKC students live in

- 5% Studios
- 45% One bedrooms
- 45% Two bedrooms
- 5% Three or more bedrooms

Distribution of property ratings

<table>
<thead>
<tr>
<th>Rating</th>
<th>Percentage</th>
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</thead>
<tbody>
<tr>
<td>0 - 6.9</td>
<td>30%</td>
</tr>
<tr>
<td>7 - 7.9</td>
<td>15%</td>
</tr>
<tr>
<td>8 - 8.9</td>
<td>30%</td>
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<tr>
<td>9+</td>
<td>25%</td>
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</table>

Average rent by apartment size

<table>
<thead>
<tr>
<th>Size</th>
<th>Rent (Average)</th>
</tr>
</thead>
<tbody>
<tr>
<td>Studio</td>
<td>$1,060</td>
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<tr>
<td>1BR</td>
<td>$1,200</td>
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<tr>
<td>2BR</td>
<td>$1,345</td>
</tr>
<tr>
<td>3BR</td>
<td>$2,000</td>
</tr>
</tbody>
</table>

Rent versus own

- 90% Rent
- 10% Own

Commute methods

- 90% Driving
- 10% Walking
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
NEIGHBORHOODS EXPLAINED
An overview of the most popular neighborhoods for CUKC students

1. Overland Park
   70% of CUKC students
   Not only is Overland Park home to CUKC’s campus, it is also a thriving family-friendly area with a high quality of life. The impressive small town outside Kansas City is known for its well-maintained parks, including the expansive Overland Park Arboretum and Botanical Gardens, which boast beautiful trails, gardens, and educational exhibits.

2. Downtown Kansas City
   15% of CUKC students
   Downtown Kansas City is a bustling neighborhood central to business, fashion, and culinary enthusiasts. Students choose to live here since it is close to entertainment and offers an urban experience. Students, young professionals, and families appreciate the exceptional access to green spaces, culture, and great food.

3. Lenexa
   5% of CUKC students
   Lenexa offers a combination of convenience, affordability, and a vibrant community that makes it great for students. With its close proximity to the CUKC campus, students can easily commute to class. Lenexa also boasts a wide range of affordable housing options, recreational facilities, parks, and trails.

4. Shawnee
   5% of CUKC students
   Shawnee is a charming and inviting neighborhood combining a suburban feel and convenient amenities. Located southwest of Kansas City and just northwest of campus, students choose to live here for its quiet nature. Shawnee offers a range of entertainment options with several shopping centers, movie theaters, and recreational facilities.

Other Neighborhoods

- Grandview
- Olathe
- Paola
- Merriam

Less than 5% each
Not only is Overland Park home to CUKC’s campus, it is also a thriving family-friendly area with a high quality of life. The impressive small town outside Kansas City is known for its well-maintained parks, including the expansive Overland Park Arboretum and Botanical Gardens, which boast beautiful trails, gardens, and educational exhibits. Students tend to live in this quiet area because of the short commute to campus and access to plenty to do.

**Short Commute**  **Thriving**

**MEDIAN RENTS IN OVERLAND PARK**

<table>
<thead>
<tr>
<th></th>
<th>Studio</th>
<th>1 Bedroom</th>
<th>2 Bedroom</th>
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<tbody>
<tr>
<td>$1,250</td>
<td>$1,495</td>
<td>$1,800</td>
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**WHAT RESIDENTS THINK ABOUT OVERLAND PARK**

⭐⭐⭐⭐⭐

Review by CUKC Student

The neighborhood triangular shaped with the highway on one side, the Indian creek trail on the other and a shopping complex on the third side. It has great walking trails around and is close to very nice neighborhoods.

⭐⭐⭐⭐⭐

Review by CUKC Student

Great restaurants, low crime, nice buildings. Not a whole lot of views, but overall, it’s a good neighborhood.
Downtown Kansas City
Cultural Entertainment Hub of Kansas City

ABOUT DOWNTOWN KANSAS CITY

Downtown Kansas City is a bustling neighborhood central to business, fashion, and culinary enthusiasts. Students choose to live here since it is close to entertainment and offers an urban experience. Students, young professionals, and families appreciate the exceptional access to green spaces, culture, and great food.

Close to Everything  Bustling  City-Living

MEDIAN RENTS IN DOWNTOWN KANSAS CITY

$1,100  $1,440  $1,835
Studio  1 Bedroom  2 Bedroom

WHAT RESIDENTS THINK ABOUT DOWNTOWN KANSAS CITY

Review by CUKC Student

Very safe, lots of bars and restaurants and easy access to public transportation. There is a large unhoused population, though.

Review by CUKC Student

I like it here. It is close to a lot although, with any city, just be aware of surroundings when out late. Doesn’t take long to get to campus.
Lenexa offers a combination of convenience, affordability, and a vibrant community that makes it great for students. With its close proximity to the CUKC campus, students can easily commute to class. Lenexa also boasts a wide range of affordable housing options, recreational facilities, parks, and trails. It is directly next to Overland Park, so many of amenities are within close proximity.

**Close to Class**  **Nice Parks**

**MEDIAN RENTS IN LENEXA**

<table>
<thead>
<tr>
<th></th>
<th>Studio</th>
<th>1 Bedroom</th>
<th>2 Bedroom</th>
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<tbody>
<tr>
<td>Rent</td>
<td>$1,200</td>
<td>$1,395</td>
<td>$1,790</td>
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**WHAT RESIDENTS THINK ABOUT LENEXA**

★★★★★

Review by **CUKC Student**  
**WATERCREST AT CC**

This is the only apartment on the block, across from really nice houses that back up to Shawnee Mission Park.

★★★★★

Review by **CUKC Student**  
**THE PEAK AT SONOMA**

Right in the heart of Lenexa, walking distance from City Center. Everything you could ever want is within a few miles radius!
Shawnee
Serene Suburban Living

ABOUT SHAWNEE

Shawnee is a charming and inviting neighborhood combining a suburban feel and convenient amenities. Located southwest of Kansas City and just northwest of campus, students choose to live here for its quiet nature. Shawnee offers a range of entertainment options with several shopping centers, movie theaters, and recreational facilities to cater to various interests. Shawnee Mission Park is a standout feature, offering picturesque lakes, hiking and biking trails, fishing spots, and picnic areas.

| Parks | Quiet |

MEDIAN RENTS IN SHAWNEE

<table>
<thead>
<tr>
<th></th>
<th>Studio</th>
<th>1 Bedroom</th>
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</thead>
<tbody>
<tr>
<td>$1,320</td>
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<td>$1,895</td>
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</table>

WHAT RESIDENTS THINK ABOUT SHAWNEE

⭐⭐⭐⭐⭐
Review by CUKC Student
Just moved here 2 weeks ago but feel comfortable walking in neighborhood so far.

⭐⭐⭐⭐⭐
Review by CUKC Student
Nice area - a cute downtown area in Shawnee, and seems to be a big family neighborhood.
## APARTMENT RATINGS

### KEY

<table>
<thead>
<tr>
<th>Property Type</th>
<th>Rating</th>
<th>Price Range</th>
<th>Most Popular</th>
<th>Best for Pets</th>
<th>Best for Families</th>
<th>Management</th>
<th>Amenities</th>
<th>Value</th>
<th>Social</th>
<th>Safety</th>
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<tr>
<td>Arcadia at Overland Park</td>
<td>Apt 6.0</td>
<td>$</td>
<td>✓</td>
<td>✓</td>
<td>• •</td>
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<td>Avignon Apartment Homes</td>
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<td>• • • • • •</td>
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<td>Coach House Apartments</td>
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<td>• • • • • •</td>
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<td>Ranch at Prairie Trace</td>
<td>Apt 8.0</td>
<td>$$$</td>
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<tr>
<td>The Chadwick</td>
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<td>The Highlands</td>
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<td>The Lakes At Lionsgate</td>
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<td>$</td>
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<tr>
<td>The Peak at Sonoma</td>
<td>Apt 10.0</td>
<td>$$$</td>
<td>• • • • • •</td>
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<td>✓</td>
<td>✓</td>
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<td>WaterCrest At City Center</td>
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<td>$</td>
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</tbody>
</table>

** Buildings with fewer than 3 reviews or ratings below 7.0 are not listed in this guide but reviews can be found online at VeryApt.com.  
*** Some buildings with fewer than 3 reviews are included above because of high ratings but do not appear in the top 10 lists.  

* Prices subject to change and may vary significantly by room type.
MOST POPULAR
Buildings with the most CUKC students

READ MORE REVIEWS AT VERYAPT.COM

What students typically look for:

- Excellent location
- Reasonably-priced apartments
- Solid amenities

TOP 5

1st
ARCADIA AT OVERLAND PARK
Overland Park
$ | 7+ PEOPLE

Review by CUKC Student
“It's a nice apartment with a dishwasher. Laundry is not in unit but is in a couple buildings. It’s a walking distance from school (5 minutes tops).”

2nd
HIGHLAND RIDGE APARTMENTS
Overland Park
$ | 5+ PEOPLE

Review by CUKC Student
“The apartments are nice, but they are not perfect. We have had a few issues but nothing serious (our front door doesn’t completely seal, we have an old washer and dishwasher, some buildings have limited free parking). There are 2 swimming pools in the summer, a fenced in dog park and pet spa, a workout gym, as well as a community kitchen, pool table and foosball table in the office building with a large BBQ grill outside. It is about 5 minutes from campus and feels safe.”

3rd
THE ROYALE AT CITYPLACE
Overland Park
$$$$ | 4+ PEOPLE

Review by CUKC Student
“Very clean, friendly and safe place to live! Also very convenient and close to the school!”

Studio $1,060
1 BR $1,200
2 BR $1,345
3 BR $2,000

4th
LEXINGTON FARMS

3+ PEOPLE

5th
WHISPERING HILLS APARTMENTS

3+ PEOPLE
HIGHEST RATED

Buildings with the best overall ratings

READ MORE REVIEWS AT VERYAPT.COM

What the highest-rated properties typically offer:

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

Studio 1 BR 2 BR 3 BR
$1,160 $1,300 $1,445 $2,100

TOP 5

1st CROWNE CHASE APARTMENT HOMES
Overland Park
$-
10.0 OVERALL RATING

Review by CUKC Student
“Crowne Chase is affordable, close to the school, has great amenities and complex-wide events at the clubhouse, as well as lovely updates living arrangements. Any questions we have or minor maintenance requests are all handled and answered within 24 hours. The complex is both quiet and filled with kind individuals. I have nothing negative to say about living here!”

1st KELLY RESERVE APARTMENTS
Overland Park
$-
10.0 OVERALL RATING

Review by CUKC Student
“This place is a little more expensive than most, but the majority of the units come with a garage attached to the apartment at no extra cost. There is a pool and grill area as well as a gym and cardio studio. They also have a trainer come twice a week for any resident who wants to participate. It is about 15 from campus but close to a golf course for those who enjoy it. The management there is great and maintenance always responds super quickly.”

1st THE CHADWICK
Shawnee
$---
10.0 OVERALL RATING

Review by CUKC Student
“Beautiful, brand new apartments. Neighborhood seems safe. Wonderful staff. Incredible amenities. Quiet apartment buildings. I won’t be leaving unless we find a house to buy!”

THE PEAK AT SONOMA
10.0 OVERALL RATING

THE LAKES AT LIONSGATE
9.0 OVERALL RATING
BEST FOR AMENITIES

Highest-rated properties for amenities

READ MORE REVIEWS AT VERYAPT.COM

What top amenity properties typically offer:

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

Studio 1 BR 2 BR 3 BR
$1,160 $1,300 $1,445 $2,100

TOP 5

1st AVIGNON APARTMENT HOMES Olathe
Avignon Apartment Homes

1st THE PEAK AT SONOMA Lenexa, 8900 Maurer Ct
The Peak at Sonoma

1st THE CHADWICK Shawnee
The Chadwick

1st KELLY RESERVE APARTMENTS
Kelly Reserve Apartments

5th RANCH AT PRAIRIE TRACE
Ranch at Prairie Trace

Review by CUKC Student
“The area has a no noise rule, it is quiet hours from 10pm - 7am. They have an amazing pool area with a fantastic gym/ sauna and Massage therapist available. You can also schedule a meeting with a personal trainer in the gym. The business center is very nice as well. The Current property manager has a daughter who is a chiropractor. However the average age of individuals at this property is 45 and up. The apartment has lots of windows and natural light, and tall ceilings that make it feel spacious. My favorite part is that the smaller apartments are located above the garages of the downstairs apartments and there is virtually no noise or disturbance while studying.”

Review by CUKC Student
“The Peak at Sonoma is an incredible complex!!! It’s walking distance from Lenexa City Center and everything you could ever need is within 5 minutes of the complex. The management is top tier — they are so kind, prompt, and always willing to help! The amenities are fantastic and so well kept. The complex does not tolerate people not picking up after their pets, which ensures the property is always well kept. The units are a little pricey, but it is such a nice place to live!”

Review by CUKC Student
“Fantastic amenities and really nice apartments!”
BEST FOR VALUE

Highest-rated properties for value

READ MORE REVIEWS AT VERYAPT.COM

What top value properties typically offer:

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

Studio 1 BR 2 BR 3 BR
$960 $1,100 $1,245 $1,900

TOP 5

1st
THE CROSSINGS APARTMENTS
Lenexa, 8514 Monrovia St
$ 10.0 VALUE RATING

Review by CUKC Student
“The complex is tucked away just off 87th and Quivara, which makes for a nice quiet living space. The staff is great and quick to fix and problems you may have. It’s a quick drive to campus, around 10 minutes.”

1st
CROWNE CHASE APARTMENT HOMES
Overland Park, 11621 W 118th Ter
$$ 10.0 VALUE RATING

Review by CUKC Student
“Crowne Chase is affordable, close to the school, has great amenities and complex-wide events at the clubhouse, as well as lovely updates living arrangements. Any questions we have or minor maintenance requests are all handled and answered within 24 hours. The complex is both quiet and filled with kind individuals. I have nothing negative to say about living here!”

1st
WILLOW CREEK
Kansas City, 201 W 99th Ter
$ 10.0 VALUE RATING

Review by CUKC Student
“My apartment building is occupied by mostly working class couples. Management communication is fairly decent. Very spacious space of 1000sqft for 2 bed/2 bath. Apartment complex does offer 10% off for students and military. 12 minutes drive from school.”

1st
KELLY RESERVE APARTMENTS

5th
HIGHLAND PARK APARTMENTS

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 CUKC 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.