

REVIEWS AND ADVICE  
FROM CURRENT STUDENTS

## WASHBURN LAW

# HOUSING GUIDE — 2024 —

- ✓ 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 Washburn Law students*

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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 Topeka. We asked students to rate their apartments on a scale of 1-10 across six categories:**



Overall



Value



Management



Amenities



Location

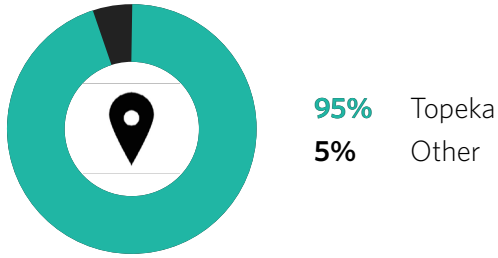


Safety

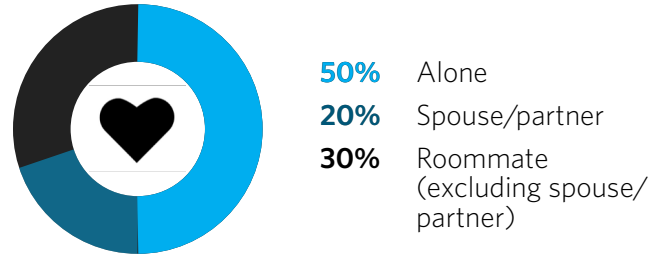
**Based on their feedback, we compiled a list of the best apartment buildings for students. If you are interested in additional data that is not in the guide or have a housing question, you can reach us at [contact@veryapt.com](mailto:contact@veryapt.com).**

**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 Washburn Law students live

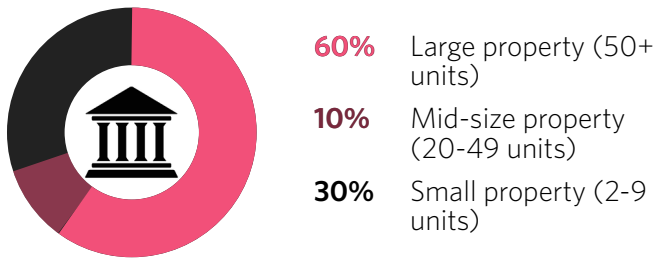


## Who Washburn Law students live with

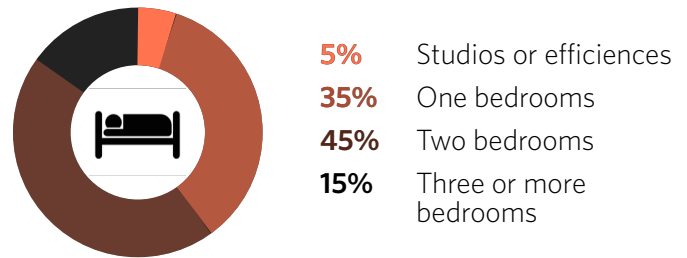


32% of Washburn Law students live with pets

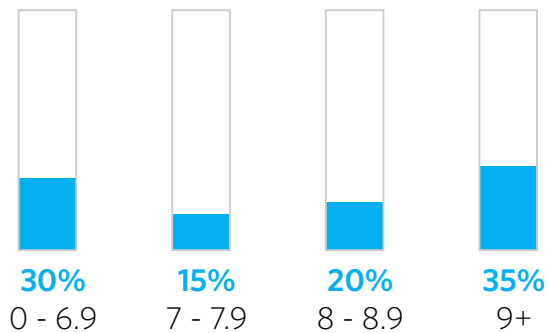
## What type of properties Washburn Law students live in



## What size residences Washburn Law students live in



## Distribution of property ratings



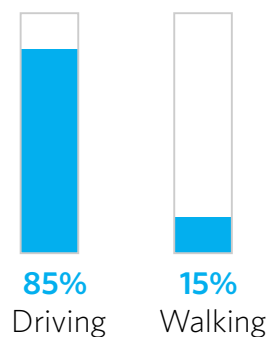
## Average rent by apartment size



## Rent versus 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

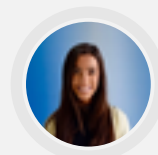


Hundreds of verified apartment reviews from current and past tenants that help you make an informed decision about where you want to live.

## 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)





# Topeka

Midwestern Charm, Historical, and Welcoming

## ABOUT TOPEKA

Topeka, Kansas, blends Midwestern charm with rich history. Its picturesque landscape, with rolling plains and the Kansas River, provides opportunities for outdoor activities.

Education is central, with institutions like Washburn University and the Brown v. Board of Education National Historic Site. Friendly locals add to the welcoming atmosphere, making Topeka a quintessential Midwestern destination.

Washburn University

Outdoor Activity



### MEDIAN RENTS IN TOPEKA

**\$675**

Studio

**\$850**

1 Bedroom

**\$1,100**

2 Bedroom

## WHAT RESIDENTS THINK ABOUT TOPEKA



Review by [Washburn Law student](#)

CEDAR RIDGE

Very friendly neighbors and complex. We have a lot of walking trails nearby that are the best in the city. You are pretty close to many things and the commute to school isn't bad.



Review by [Washburn Law student](#)

WHEATFIELD VII

The neighborhood surrounding the area seems a little dated. The houses look to be middle to lower class. There is a large grocery store (Dillons) very close by and there are several restaurants within walking distance.

# APARTMENT RATINGS

## KEY

- Excellent for a category
  - Great
  - Average
  - Below average
- \$\$\$\$ \$930+ per renter
  - \$\$\$ \$810- \$929
  - \$\$ \$720- \$809
  - \$ < \$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
Brookfield Village Apartments	Apt	7.0	\$\$				●●●	●●	●	●●●●	●●●
Cedar Ridge Apartments	Apt	8.0	\$				●●●●	●●●	●●●●	●●●●	●●
Chalet	Apt	6.0	\$	✓		✓	●●	●●	●●	●	●●
College Hill Apartment	Apt	7.4	\$\$\$\$				●●	●●●	●●	●●●	●●
Crown Colony Apartments	Apt	9.5	\$\$\$				●●●●	●●●●	●●●●	●●●●	●●●
Fontainebleau	Apt	8.0	\$\$\$		✓	✓	●●●	●	●●●●	●	●●●●
Hicks Block Loft Apartments	Apt	9.0	\$				●●●	●●	●●●●	●●●●	●●
Hunters' Ridge Apartments	Apt	8.7	\$\$\$\$		✓	✓	●●●	●●●	●●●●	●●●	●●
Meadowlark Apartments	Apt	6.0	\$\$				●●	●	●●●	●	●●
Misty Glen Apartments & Townhomes	Apt	8.0	\$		✓	✓	●●	●●●	●	●●●	●●●
Mt. Vernon Apartments	Apt	7.0	\$				●●	●	●●●	●●	●●
Raintree Apartments	Apt	6.0	\$				●●	●●	●●●	●●	●●
Regency Park	Apt	10.0	\$\$\$		✓	✓	●●●●	●●●●	●●●	●●●	●●●●
Sherwood Apartments	Apt	7.8	\$\$\$	✓			●●	●●	●●	●●	●●●
The Links at Kansas	Apt	8.0	\$\$\$		✓		●●●	●●●●	●●	●●●●	●●●●
The Lofts at College Hill	Apt	6.0	\$\$	✓			●●	●●	●●	●●●	●●
The Overlook	Apt	7.8	\$\$\$\$	✓			●●	●●●	●	●●●	●●●●
The Pines Apartments	Apt	7.0	\$				●●●	●●●	●	●●	●●●
The Residences of Auburn Hills	Apt	6.0	\$\$				●●	●	●●●	●	●●
University Heights Apartments	Apt	6.0	\$\$\$				●●	●	●	●	●●
Villa West Apartments	Apt	6.0	\$\$				●●	●●	●	●●●	●●
Washburn North Apartments	Apt	6.0	\$\$\$				●●	●	●●	●	●●
Washburn Village	Apt	9.5	\$\$				●●●●	●●●●	●●●●	●●	●●●●
West End Apartments	Apt	9.4	\$\$\$\$				●●●●	●●●●	●●●	●●	●●●●
Westgate Village Apartments	Apt	7.0	\$\$\$				●●	●	●	●	●●
Wheatfield Village	Apt	9.0	\$\$\$\$				●●●●	●●●●	●●●	●●●●	●●●●
Whitehall Apartments	Apt	9.0	\$\$\$				●●●	●●●●	●●●●	●●●●	●●●
Woodland Park at Soldier Creek	Apt	8.3	\$\$	✓			●●●●	●●●	●●	●●	●●●

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

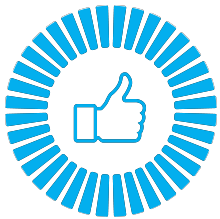


# MOST POPULAR

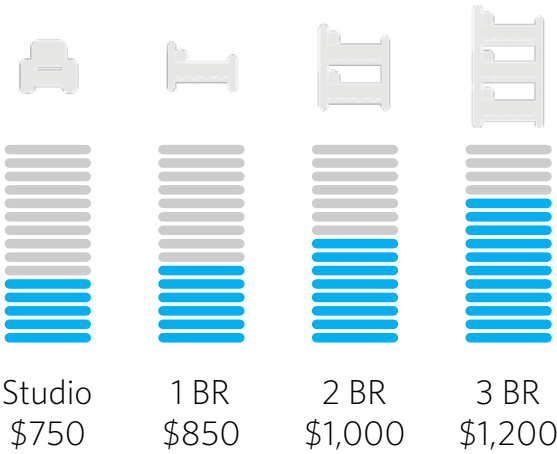
Buildings with the most Washburn Law students

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






What students typically look for:



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



## TOP 5

1 <sup>st</sup>		THE LOFTS AT COLLEGE HILL	13+ PEOPLE
2 <sup>nd</sup>		THE OVERLOOK	7+ PEOPLE
3 <sup>rd</sup>		WOODLAND PARK AT SOLDIER CREEK	6+ PEOPLE
4 <sup>th</sup>		SHERWOOD APARTMENTS	4+ PEOPLE
5 <sup>th</sup>		CHALET	3+ PEOPLE

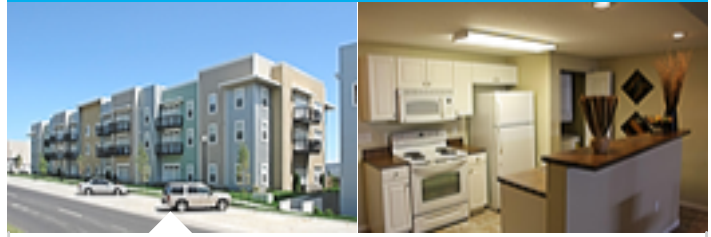
1<sup>st</sup>

### THE LOFTS AT COLLEGE HILL

Central Park, 1510 SW Washburn Ave

\$

13+ PEOPLE



**Review by Washburn Law Student**

"Close to campus. Apartment is nice. Maintenance is usually helpful and timely. Fitness center needs improvements. Has a pool"

2<sup>nd</sup>

### THE OVERLOOK

Topeka, 1310 SW Overlook Dr

\$\$\$\$

7+ PEOPLE



**Review by Washburn Law Student**

"The Overlook is nicely located right off of Wanamaker and close to both restaurants and a Walmart. It is under 15 minutes away from school, and the drive there and back is not difficult. While many families live in the complex, I find that I enjoy living here alone and feel safe. I have had no issues with noise level or major problems with the apartment."

3<sup>rd</sup>

### WOODLAND PARK AT SOLDIER CREEK

Topeka, 122 NW Walnut Grove Dr

\$

6+ PEOPLE



**Review by Washburn Law Student**

"The location makes me feel safe. The pool is nice. Management is always so nice and helpful, and maintenance is very quick, polite, and prompt. The walls thin, but I think that is standard for an apt complex. There is not a lot of closet/or storage space, however."

# HIGHEST RATED

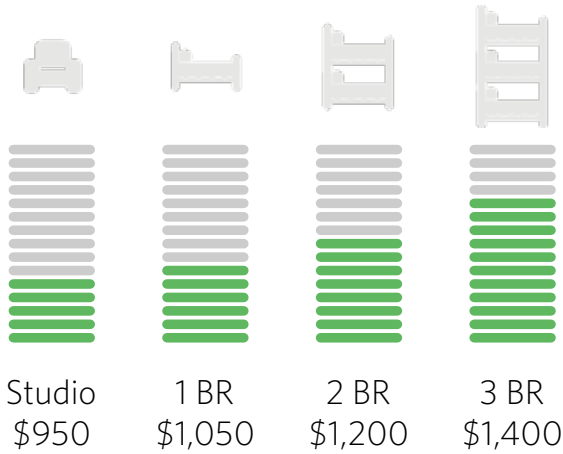
Buildings with the best overall ratings

[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>	REGENCY PARK	10.0 OVERALL RATING
2 <sup>nd</sup>	CROWN COLONY APARTMENTS	9.5 OVERALL RATING
3 <sup>rd</sup>	WEST END APARTMENTS	9.4 OVERALL RATING
4 <sup>th</sup>	HICKS BLOCK LOFT APARTMENTS	9.1 OVERALL RATING
5 <sup>th</sup>	WHEATFIELD VILLAGE	9.0 OVERALL RATING

1<sup>st</sup>
REGENCY PARK
\$\$\$
10.0
OVERALL RATING

Topeka, 1999 SW Regency Parkway Dr





**Review by Washburn Law Student**

"We have a basement as well as two bedrooms and two bathrooms. There is a back balcony. In-unit washer and dryer hookups, however, you do need to buy your own washer and dryer. The kitchen is a little small but is fine for two people and has a washing machine. All the appliances are pretty new. Lots of windows to let in sunshine."

2<sup>nd</sup>
CROWN COLONY APARTMENTS
\$\$\$
9.5
OVERALL RATING

Topeka, 900 SW Robinson Ave

**Review by Washburn Law Student**

"I love this apartment. The grounds are really well kept, the office staff and maintenance staff are all amazing, and I have had no big issues with anything. All the small things I've needed fixed are fixed within an hour of me submitting a maintenance request. The office staff is super receptive to feedback and are constantly working to improve the complex. There's a dog park, car wash, and car vacuum that are all free to use. It's close to Wanamaker and I-70 which is convenient, but it feels tucked back enough to feel like it's not a busy area. I also feel safe there."

3<sup>rd</sup>
WEST END APARTMENTS
\$\$\$
9.4
OVERALL RATING

Lawrence




**Review by Washburn Law Student**

"Located in Lawrence but far better than anything that was available in Topeka in the same price range."



# BEST FOR AMENITIES

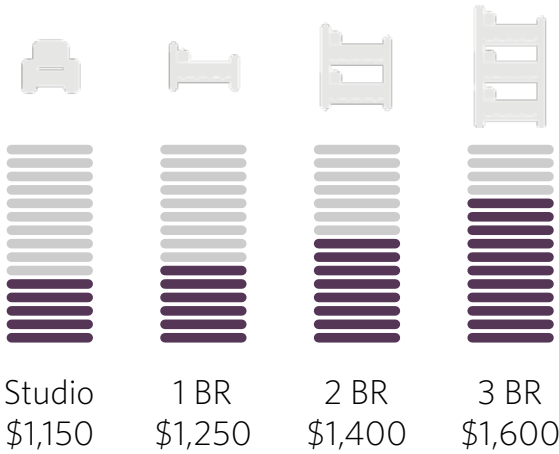
Highest-rated properties for amenities

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>	WHEATFIELD VILLAGE	10.0	AMENITY RATING
2 <sup>nd</sup>	REGENCY PARK	9.2	AMENITY RATING
3 <sup>rd</sup>	WEST END APARTMENTS	9.1	AMENITY RATING
4 <sup>th</sup>	WHITEHALL APARTMENTS	9.0	AMENITY RATING
5 <sup>th</sup>	THE LINKS AT KANSAS	8.2	AMENITY RATING

**1<sup>st</sup>** **WHEATFIELD VILLAGE** \$\$\$\$ | **10.0** AMENITY RATING  
Topeka, 2759 SW Fairlawn Rd

**Review by Washburn Law Student**  
"The apartment complex is new. They have several amenities. Heated pool, pool table, coffee bar, access to entertainment area w/ four gas grills, corn hole area, morning yoga, full gym, office space for meetings, and access is by key fob only."

**2<sup>nd</sup>** **REGENCY PARK** \$\$\$ | **9.2** AMENITY RATING  
Topeka, 1999 SW Regency Parkway Dr

**Review by Washburn Law Student**  
"We have a basement as well as two bedrooms and two bathrooms. There is a back balcony. In-unit washer and dryer hookups, however, you do need to buy your own washer and dryer. The kitchen is a little small but is fine for two people and has a washing machine. All the appliances are pretty new. Lots of windows to let in sunshine."

**3<sup>rd</sup>** **WEST END APARTMENTS** \$\$\$\$ | **9.1** AMENITY RATING  
Lawrence

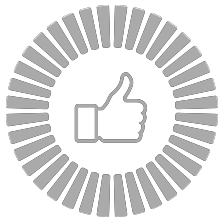
**Review by Washburn Law Student**  
"I love it. So quite and safe! It's also very nice. It was worth it to be to pay for extra to feel secure. Plus having a 1 car garage is the best."

# BEST FOR VALUE

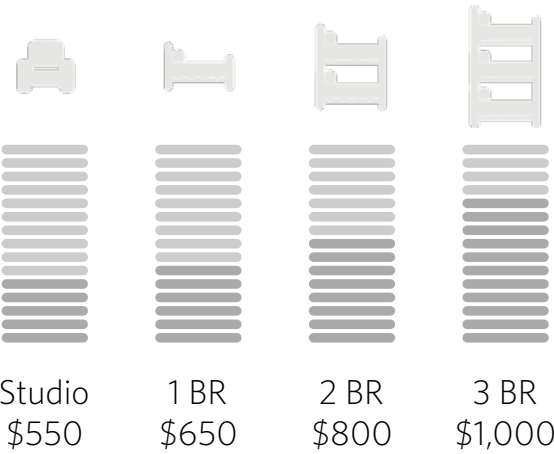
Highest-rated properties for value

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>	 WHITEHALL APARTMENTS	10.0 VALUE RATING
2 <sup>nd</sup>	 CEDAR RIDGE APARTMENTS	9.2 VALUE RATING
3 <sup>rd</sup>	 CROWN COLONY APARTMENTS	9.1 VALUE RATING
4 <sup>th</sup>	 HICKS BLOCK LOFT APARTMENTS	9.0 VALUE RATING
5 <sup>th</sup>	 HUNTERS' RIDGE APARTMENTS	8.1 VALUE RATING

1<sup>st</sup>

### WHITEHALL APARTMENTS

Topeka, 3930 SW Twilight Dr

\$\$

10.0 VALUE RATING



#### Review by Washburn Law Student

"I have had a wonderful experience living at Whitehall Apartments. The rent for a three-bedroom split between three roommates is incredibly competitive. It is close to Washburn's campus and the highway which makes getting around easy. The professional staff are incredibly helpful and friendly. The living area is very spacial and well-lit. This is a cozy place to stay."

2<sup>nd</sup>

### CEDAR RIDGE APARTMENTS

Topeka, 3200 SW Eveningside Dr

\$

9.2 VALUE RATING



#### Review by Washburn Law Student

"It's a bit outdated but not horribly outdated. All of the appliances are fine. It is pretty good space. The community is nice. Sometimes I worry about theft, but overall I feel very safe. My neighbors are nice and friendly."

3<sup>rd</sup>

### CROWN COLONY APARTMENTS

Topeka, 900 SW Robinson Ave

\$\$\$

9.1 VALUE RATING



#### Review by Washburn Law Student

"I love this apartment. The grounds are really well kept, the office staff and maintenance staff are all amazing, and I have had no big issues with anything. All the small things I've needed fixed are fixed within an hour of me submitting a maintenance request. The office staff is super receptive to feedback and are constantly working to improve the complex. There's a dog park, car wash, and car vacuum that are all free to use. It's close to Wanamaker and I-70 which is convenient, but it feels tucked back enough to feel like it's not a busy area. I also feel safe there."





# 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 Washburn 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)**